

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

14 Wood Avenue, Hockley SS5 5NU



Guide Price £825,000 - £850,000

Situated on this exclusive development is this executive five bedroom detached family home set over three floors and benefiting from having master bedroom suite with dressing room and en suite, modern fitted kitchen/family room, two reception rooms and large double garage.

EPC Rating: C. Our Ref 17856

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Entrance via solid wood entrance door to

SPACIOUS ENTRANCE HALL

Stairs, with solid Oak handrail, to first floor accommodation. Under stairs storage cupboard. Amtico flooring. Coving to plastered ceiling. Radiator.



DINING ROOM/PLAYROOM 11' 6" x 11' 5" (3.51m x 3.48m)

Two double glazed sash windows, with bespoke fitted shutters, to the front aspect. Fireplace with Quartz surround and space for Log Burner or gas fire. Amtico flooring. Coving to plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Low level WC. Pedestal wash hand basin. Amtico flooring. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Extractor fan. Radiator.

LOUNGE 16' 3" x 11' 1" (4.95m x 3.38m)

Two double glazed sash windows, with bespoke fitted shutters, to the front aspect. Fireplace with Quartz surround and heath, fitted Log Burner to remain (additional gas point). Amtico flooring. Coving to plastered ceiling. Radiator.



L-SHAPED KITCHEN/FAMILY ROOM 25' 1" x 16' 6" (7.65m x 5.03m)

Kitchen Area

Two double glazed sash windows to the rear aspect. Stunning, high-spec, bespoke, space-saver (fitted 2017) Anthracite grey base and eye level units. White Quartz work surfaces with matching up-stand. Inset one and half ceramic sink with Quartz drainer. Two built-in, low level NEFF double ovens. Inset five zone NEFF Induction hob with glass splash back. Concealed extractor hood. Integrated BOSCH dish washer. Integrated BOSCH fridge/freezer. Under unit lighting. Porcelain fitted flooring. Under floor heating. Coving to plastered ceiling. Inset spot lights. Feature vertical radiator.





Family Area

Double glazed full-height windows to three aspects. Double glazed French doors providing access to rear garden. Porcelain tiled flooring. Under floor heating. Coving to plastered ceiling. Inset spot lights. Two feature vertical radiators. Door to



UTILITY ROOM 10' 8" x 5' 10" (3.25m x 1.78m)

Double glazed sash window to the rear aspect. Double glazed door with double glazed window panel providing access to the rear. Anthracite grey base and eye level units. Marble effect work surfaces. Inset stainless steel sink drainer unit. Large shelf larder cupboard. Space for appliances. Porcelain tiled flooring. Coving to plastered ceiling. Extractor fan. Radiator. Door to garage.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed sash window to the front aspect. Stairs, with solid Oak hand rail, to second floor accommodation. Double airing cupboard (housing new cylinder). Coving to plastered ceiling. Radiator.



MASTER SUITE

Inner Hallway

Coving to plastered ceiling. Radiator.

Dressing Room 11' 6" x 9' 2" (3.51m x 2.79m)

Two double glazed sash windows, with bespoke fitted shutters, to the front aspect. Bespoke 'Sliderobe' fitted wardrobes to two walls. Coving to plastered ceiling. Inset spot lights. Radiator.



En Suite 9' 1" x 7' (2.77m x 2.13m)

Obscure double glazed sash window to the rear aspect. Low level WC. Large ceramic wash hand basin inset to large vanity unit with glass top, drawer below and LED light-up mirror above. Walk-in shower with fixed glass screen, ceiling mounted 'Rainfall' shower head and separate hand held shower attachment. Heated towel rail. Tiled floor. Under floor heating. Tiled walls. Plastered ceiling. Inset spot lights.



Bedroom 18' 6" x 16' 5" (5.64m x 5m)

Two double glazed sash windows, with bespoke fitted shutters, to the front aspect. Two double glazed sash windows, with bespoke fitted shutters, to the rear aspect. Luxury fitted carpet. Coving to plastered ceiling. Loft hatch. Two radiators.



BEDROOM TWO 13' 7" x 11' 8" (4.14m x 3.56m)

Two double glazed sash windows, with bespoke fitted shutters, to the front aspect. Two built-in double wardrobes. Amtico flooring. Coving to plastered ceiling. Radiator. Door to



'JACK & JILL' BATHROOM

Obscure double glazed sash window to the rear aspect. Low level WC. Pedestal wash hand basin. Panelled bath with chrome taps and hand-held shower attachment. Separate, fully tiled, shower enclosure with glass door and wall mounted shower head. Heated towel rail. Amtico flooring. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Door to



BEDROOM FIVE 16' 10" x 10' 6" (5.13m x 3.2m)

Two double glazed sash windows to the rear aspect. Amtico flooring. Coving to plastered ceiling. Radiator.



SECOND FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect. Coving to plastered ceiling. Loft hatch to secondary loft. Radiator.



BEDROOM THREE 14' 6" x 13' 7" (4.42m x 4.14m)

Double glazed windows to the front and side aspects. Fitted wardrobes to one wall. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 12' 9" x 11' 7" (3.89m x 3.53m)

Double glazed windows to the front and side aspects. Fitted wardrobes to one wall. Engineered wood flooring. Coving to plastered ceiling. Radiator.



SHOWER ROOM

Double glazed Velux window to the rear aspect.
Concealed cistern, low level WC. Wash hand basin inset to floating vanity unit with drawers. Shower enclosure with glass door and 'Rainfall' shower head. Heated towel rail. Amtico flooring. Tiled walls. Plastered ceiling. Inset spot lights.



EXTERIOR

The **LANDSCAPED REAR GARDEN** measures 60' x 42' (18.29m x 12.8m) and commences with patio area (laid 2017) providing ample space for seating. Tiered laid lawn. Established flower and shrub beds with sleeper borders. **SHED** to remain. Side gate providing access to the front.



The **FRONT** has pathway to entrance door under storm porch and off-street parking for six vehicles. **DOUBLE GARAGE** 18' 9" x 16' 9" (5.72m x 5.11m) with two electric up & over doors, double glazed window to the rear aspect, double glazed door providing access to rear garden, power and light, concrete floor.





1ST FLOOR
APPROX. FLOOR
AREA 161.9 SQ.M.
(538 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 108.6 SQ.M.
(340 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(113 SQ.FT.)

TOTAL APPROX. FLOOR AREA 298.6 SQ.M. (928 SQ.FT.)

While every effort has been made to ensure the accuracy of the floor plan, dimensions, measurements of levels, materials, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, quality and appropriateness of the information is not guaranteed in its entirety or efficiency nor its plan. Made with Design 12112