

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

66 Hawkwell Chase, Hawkwell, SS5 4NE



In The Region Of £900,000

Situated on a plot widening to approx 100ft is this stunning four/five bedroom detached family home which has been improved by the current owners to a very high specification throughout with open plan kitchen/breakfast room, modern fitted bathroom, shower rooms and en suites. With a landscaped rear garden which is a 100ft at its widest point incorporating a raised decking area with inset hydro pool, play area and gym. Within walking distance to all of Hockley's amenities.

Viewing highly recommended. Our Ref: 17134.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via composite glazed entrance door to entrance hall.

STUNNING ENTRANCE HALL

Large double glazed window to front aspect with galleried landing above. Stairs to first floor accommodation. Full height walk in storage cupboard. Radiator. Engineered Oak flooring. Plastered ceiling with inset spotlighting. Oak doors to all rooms.



FAMILY ROOM 12' 9" x 11' (3.89m x 3.35m)

Double glazed bay window to front aspect. Radiator. Engineered Oak flooring. Plastered ceiling.



STUDY 9' 2" x 8' 4" (2.79m x 2.54m)

Double glazed window to front aspect. Engineered Oak flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 25' 10" max x 22' 5" max (7.87m x 6.83m)

KITCHEN AREA

A range of stunning high specification base and eye level units incorporating white granite work surface with complimentary splash back. Twin electric oven. Centralised induction hob and concealed extractor. Island unit incorporating white granite work surface with inset sink unit, integrated fridge & freezer and integrated double wine cooler. Integrated dishwasher. Plastered ceiling with inset spotlighting. Vertical radiator. Door to shower room.



BREAKFAST AREA

Double glazed window to side aspect. Two sets of bi-folding doors providing access to raised decking area. Engineered Oak flooring. Radiator.



LIVING ROOM 16' 11" max x 16' 3" max (5.16m x 4.95m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Radiators. Plastered ceiling. Inset seating area with feature wood panelled wall. Door to study. Seating area overlooking rear garden.



UTILITY ROOM 9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed door to side aspect. Base and eye level units with stainless steel sink drainer unit. Space and plumbing for appliances. Radiator. Engineered Oak flooring.



SHOWER ROOM

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower over, inset wash hand basin with chrome taps and vanity storage below and low level wc with concealed cistern. Engineered Oak flooring. Plastered ceiling.



FIRST FLOOR GALLERIED LANDING

Large double glazed window to front aspect. Plastered ceiling with inset spotlighting. Radiator.

BEDROOM ONE 17' 1" max x 16' 9" max (5.21m x 5.11m)

Large double glazed window to rear aspect. An extensive range of custom built double opening wardrobes to one wall. Radiator. Plastered ceiling. Access to loft. Door to **DRESSING AREA**. Door to en suite.





BEDROOM TWO 13' 9" x 12' (4.19m x 3.66m)
 Double glazed bay window to front aspect. Radiator.
 Plastered ceiling.

SPACIOUS EN SUITE 11' 4" x 6' 3" (3.45m x 1.91m)

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower with chrome thermostatic waterfall shower head, inset wash hand basin with gloss vanity unit below and low level wc with concealed cistern. Custom built storage shelving. Chrome heated towel rail. Karndean flooring. Extractor fan. Plastered ceiling with spotlighting.



BEDROOM THREE 12' 4" x 9' 11" (3.76m x 3.02m)
 Double glazed window to rear aspect. Velux window to rear aspect. Radiator. Plastered ceiling. Wood effect flooring.



BEDROOM FOUR 12' x 8' 6" (3.66m x 2.59m)
 Double glazed window to front aspect. Radiator.
 Plastered ceiling.



FAMILY BATHROOM 11' 5" x 9' 4" (3.48m x 2.84m)

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer tap, walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Heated towel radiator. Eaves storage cupboard. Karndean flooring. Plastered ceiling with inset spotlighting.



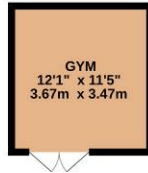
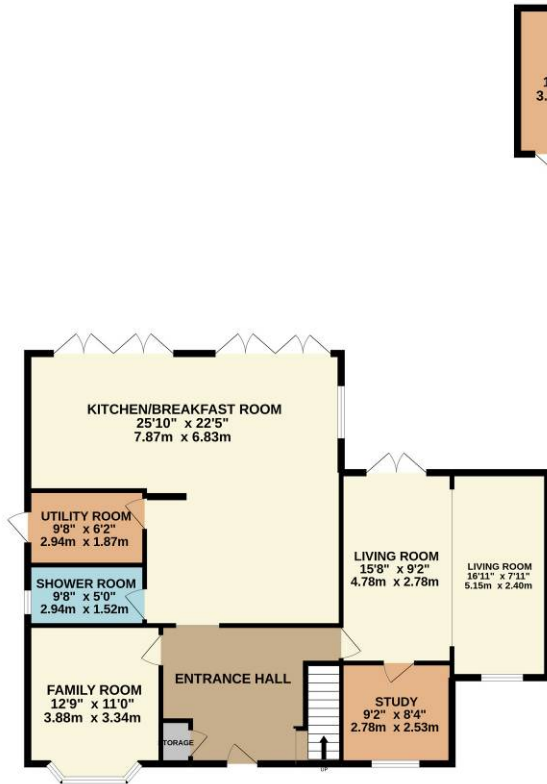
EXTERIOR.

The **REAR GARDEN** which opens out to a maximum of just over 100ft (30.48m) wide commencing with **RAISED COMPOSITE DECKING AREA** with balustrade. Inset hydro pool. Steps down to garden with further side patio. **CUSTOM BUILT BAR**. Large artificial lawn area with picket fencing, currently being used as a play area. Shed. At the furthest point of the garden there is a wooden walk way leading to **OUTBUILDING/GYM 12' 1" x 11' 5" (3.68m x 3.48m)** with double glazed French doors. Power and lighting. Storage to side. Double gates providing access to front.

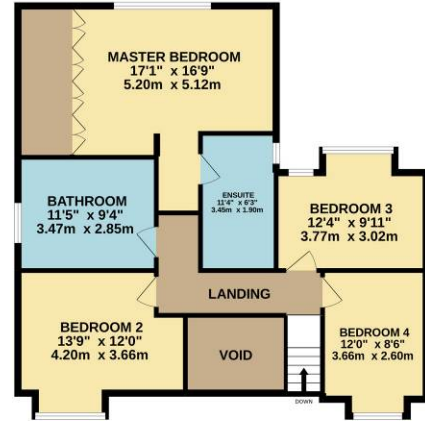


The **FRONT** has an in and out driveway providing off street parking for several vehicles. Privacy wall with wrought iron railings.

GROUND FLOOR
1370 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 2305 sq.ft. (214.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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