

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## New Build House (Left Hand Plot), Plumberow Avenue, Hockley, SS5 5AB



**Guide Price £650,000 - £675,000**

Situated in the heart of Hockley, within walking distance to local shops, schools and main line railway station, is this brand new development of three properties comprising of two semi detached executive family homes to the front with large three bedroom detached bungalow to the rear. The Acorns Development offers stunning exclusive accommodation and finished to a very high specification throughout and built by local reputable builder, Essex Development. Keys held for immediate viewings.

Situated at the front of the development is this stunning four bedroom semi detached house. Our Ref: 19550.

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

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**THE WRITE UP FOR THIS PROPERTY AND THE PHOTOGRAPHS ARE FOR THE RIGHT HAND PLOT, WHICH IS FINISHED, BUT WILL BE IDENTICAL, WITH THE FLOOR PLAN TRANSPOSED**

Entrance via composite glazed entrance door to entrance hall.

#### **SPACIOUS ENTRANCE HALL**

Stairs to first floor accommodation with walk in under stairs storage cupboard. Oak doors to all ground floor rooms. Plastered ceiling with inset LED spotlighting.



#### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to front aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and drawer vanity storage below and back to wall wc. Part tiled walls. Tiled flooring. Plastered ceiling.

#### **LOUNGE 18' 8" x 10' 11" (5.69m x 3.33m)**

Double glazed window to front aspect. Plastered ceiling with inset LED spotlighting.



#### **STUDY 10' x 9' 6" (3.05m x 2.9m)**

Double glazed window to side aspect. Plastered ceiling with inset LED spotlighting.

#### **KITCHEN/BREAKFAST ROOM 22' 4" x 10' 11" (6.81m x 3.33m)**

Double glazed window to side aspect. Double glazed Velux windows to rear aspect. Double glazed bi folding doors providing access to rear garden. A comprehensive range of luxury Shaker style base and eye level units incorporating marble granite work surface with inset sink drainer unit with hot tap. Inset eye level twin electric oven. Integrated induction hob with stainless steel extractor above. Integrated microwave. Integrated appliances. Island unit with marble granite work surface. Marble granite upstands to all units. Plastered ceiling with inset ceiling speakers. Open to utility room.



#### **UTILITY ROOM 8' x 6' 1" (2.44m x 1.85m)**

Base and eye level units incorporating marble granite work surface with inset sink drainer unit. Marble granite upstand. Integrated appliances. Plastered ceiling with inset spotlighting.



### SPACIOUS FIRST FLOOR GALLIERED LANDING

Full height walk in storage cupboard.

### BEDROOM ONE 15' 6" x 10' 11" (4.72m x 3.33m)

Double glazed window to front aspect. Full height walk in storage cupboard/dressing room. Radiator. Plastered ceiling. Door to en suite.



### BEDROOM TWO 15' 9" x 10' (4.8m x 3.05m)

Double glazed window to rear aspect. Walk in storage cupboard. Radiator. Plastered ceiling.



### BEDROOM THREE 10' 11" x 10' (3.33m x 3.05m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.

### BEDROOM FOUR 10' x 8' 1" (3.05m x 2.46m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, inset wash hand basin with mixer tap and vanity drawer storage below and close coupled wc. Chrome heated towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlighting.



**BATHROOM 9' 1" x 7' 11" (2.77m x 2.41m)**

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer tap, tiled shower cubicle with thermostatic shower, wall mounted wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Heated towel radiator. Tiled walls. Complimentary tiled flooring. Electric pre lit mirror. Plastered ceiling with inset spotlighting.



**EXTERIOR.**

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area leading to garden. Freshly laid turf to garden. Gate providing access to front.



The **FRONT** has a driveway providing off street parking.

**Agents Note:**

- Underfloor heating to ground floor.
- Ten Year NHBC Guarantee
- Inset sound speakers to all ceilings.
- Luxury high specification finish throughout.
- Flooring allowance to be confirmed by the builder.

Available for immediate viewings - keys held.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for approximate purposes only and should not be used as a legal document. The architect, surveyor and agent accept no liability for any error or mis-statement. All measurements are to the internal face of walls and doors unless otherwise stated. ©2018

**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.