

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

New Build Bungalow, Plumberow Avenue, Hockley, SS5 5AB



£640,000

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 to the rear of the development accessed via its own private driveway is this stunning three bedroom detached bungalow. Our Ref: 19548.

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Entrance via composite glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Large walk in storage cupboard. Plastered ceiling with inset spotlighting. Access to loft. Oak French doors providing access to lounge/diner.



KITCHEN/BREAKFAST ROOM 20' 7" x 12' 2" (6.27m x 3.71m)

Double glazed window to front and rear aspects. Double glazed door providing access to rear garden. A comprehensive range of luxury Shaker style base and eye level units incorporate marble granite work surface with inset sink drainer unit with hot tap. Marble upstand. Inset eye level twin electric oven. Integrated induction hob with stainless steel extractor above. Inset microwave. Integrated appliances. Walk in storage cupboard/larder cupboard. Tiled flooring. Plastered ceiling with inset spotlighting.



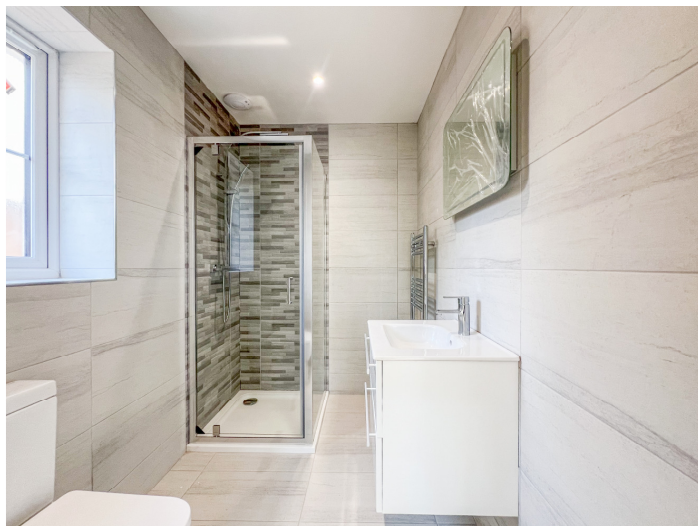
BEDROOM ONE 20' 7" max x 12' (6.27m x 3.66m)

Double glazed window to rear aspect. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising large tiled walk in shower cubicle with thermostatic shower, wall mounted wash basin with chrome mixer tap and vanity storage below and back to wall wc. Heated chrome towel radiator. Tiled walls. Complimentary tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM TWO 15' 2" x 9' 2" (4.62m x 2.79m)

Double glazed window to rear aspect. Plastered ceiling.



BEDROOM THREE 15' 2" x 8' 1" (4.62m x 2.46m)

Double glazed window to rear aspect. Plastered ceiling.



LOUNGE/DINER 24' 9" x 11' 11" (7.54m x 3.63m)

Double glazed window to front and rear aspects. Plastered ceiling with inset LED spotlighting and inset ceiling speakers.



BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with chrome mixer tap, large tiled walk in shower cubicle with thermostatic shower, wall mounted wash hand basin with chrome mixer tap and vanity drawer storage below. Chrome heated towel radiator. Plastered ceiling with inset spotlighting. Tiled walls. Tiled flooring.



EXTERIOR.

A **SECLUDED REAR GARDEN** with a width approaching 55ft (16.76m) commencing with patio area leading to garden. Freshly laid turf to garden. Gates providing access to front.



The **FRONT** is accessed via private driveway from Plumberow Avenue leading to the rear of the development, where the property can be found with a large driveway providing off street parking for several vehicles.

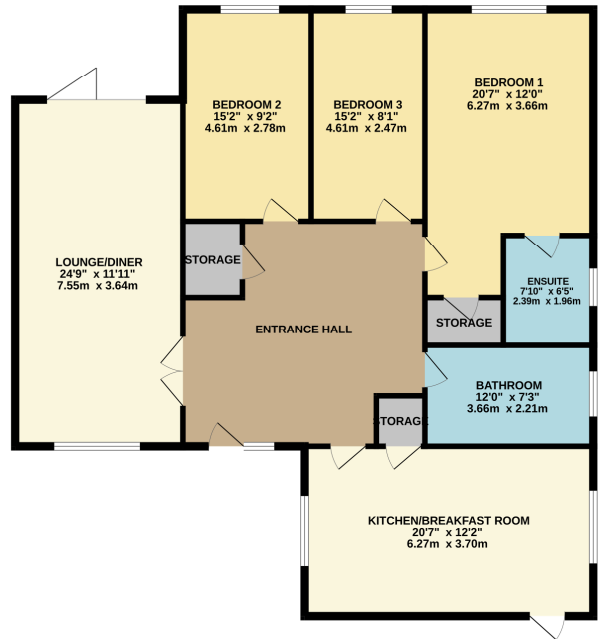


Agents Note:

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

Available for immediate viewings - keys held.

GROUND FLOOR
1459 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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