

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hamilton Gardens, Hockley, SS5 5BU



£830,000

Built by local reputable builders, Hilton Homes, in 2021 is this stunning contemporary four double bedroom detached family home finished to an extremely high specification throughout. Offering a spacious luxury fitted kitchen/family room, separate lounge, en suite to bedroom one. With a rear garden measuring approximately 65ft, own driveway providing off street parking and integral garage. Within very close walking distance to local schools including Plumberow Primary Academy and Greensward Academy as well as Hockley's main line railway station and local shops.

EPC Rating: B. Council Tax Band: TBC.

Viewing highly recommended. Our Ref: 19545.

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Entrance via composite glazed entrance door to entrance hall.

ENTRANCE HALL

Security intruder alarm control panel. Thermostat. Stairs to first floor accommodation. Radiator. Wood effect tiled flooring throughout. Plastered ceiling with LED spotlighting.



LOUNGE 13' 3" x 10' 7" (4.04m x 3.23m)

Double glazed window to front aspect. Radiator. HDMI cat-6 points. Spotlights.



STUDY 9' 1" x 7' 1" (2.77m x 2.16m)

Double glazed window to side aspect. Radiator. HDMI cat-6 points. Spotlights.

UTILITY ROOM 9' 1" x 5' 7" (2.77m x 1.7m)

Double glazed security door to side aspect. Granite worktop with inset sink drainer unit with cupboard below. Space and plumbing for washing machine. Space for tumble dryer. Chrome radiator. Wood effect tiled flooring. Spotlights.



KITCHEN/FAMILY ROOM 22' 5" x 20' 6" (6.83m x 6.25m)

Double glazed window 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 granite worktops with inset sink drainer unit. Integrated twin ovens with separate hob with extractor above. Integrated Bosch appliances including fridge/freezer, wine chiller, dishwasher and microwave. Island unit with dimmable pendant chandeliers above. Wood effect tiled flooring.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin and close coupled wc. Tile effect flooring.



FIRST FLOOR LANDING

Feature obscure glazed windows to side aspect. Thermostat. Access to loft via loft ladder which is insulated, part boarded and has lighting.



BEDROOM ONE 15' 9" x 11' 6" (4.8m x 3.51m)

Double glazed window to rear aspect. HDMI cat-6 points. Radiator. Pendant light fittings. Door to en suite.



BEDROOM TWO 16' 5" x 12' (5m x 3.66m)

Double glazed window to front aspect. Radiator. HDMI cat-6 points. Pendant light fittings.



BEDROOM THREE 15' 9" x 9' (4.8m x 2.74m)

Double glazed window to rear aspect. Radiator. HDMI cat-6 points. Pendant light fittings.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled walk in shower cubicle with recessed shelving, wash hand basin with vanity unit and close coupled wc. Chrome radiator. Spotlights.



BEDROOM FOUR 14' 11" x 8' 6" (4.55m x 2.59m)

Double glazed window to front aspect. Radiator. HDMI cat-6 points. Pendant light fittings.



FAMILY BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath, walk in tiled shower cubicle with thermostatic shower and recessed shelving, wash hand basin and close coupled wc. Shaver point. LED mirror. Chrome heated towel radiator. Inset spotlights.



EXTERIOR.

The **REAR GARDEN** measures approximately 65ft (19.81m) commencing with raised paved patio area with steps down to garden. Laid to lawn. Mature trees. Fencing to all boundaries. Gate providing access to front.



The **FRONT** has own block paved driveway providing off

street parking for several vehicles leading to **INTEGRAL GARAGE 14' 1" x 9' 1" (4.29m x 2.77m)** with electric roller up and over door to front. Power and lighting.

SPECIFICATION HIGHLIGHTS

Monocouche white render with decorative Flint finish to front exterior.

Up and down exterior lighting to front entrance.

Single remote controlled garage door.

Exterior tap.

2 x CCTV cameras (1 front and 1 rear) and security intruder alarm.

Double glazed throughout.

Interior white Granite windowsills.

Custom fitted electric blinds to windows.

Digital TV, DAB and HDMI points throughout.

Cat-6 network throughout with patch panel and server cabinet in Media cupboard.

BT Fibre Optic telephone connectivity.

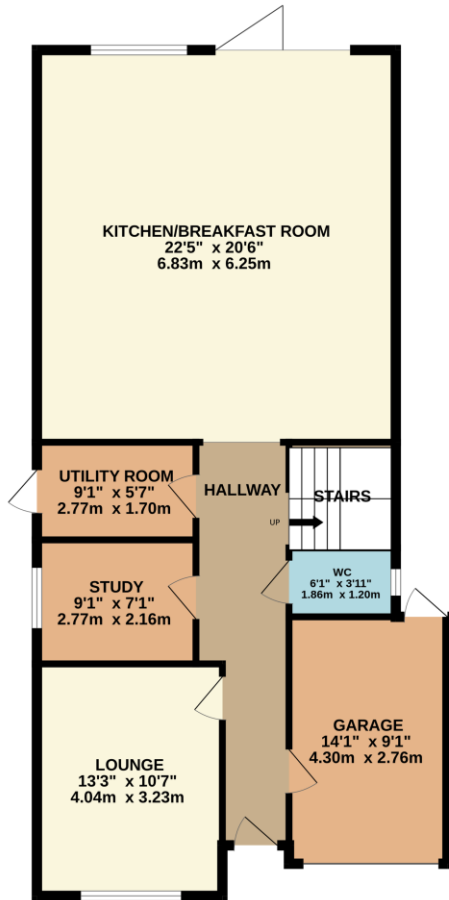
DAB tv.

Valiant boiler.

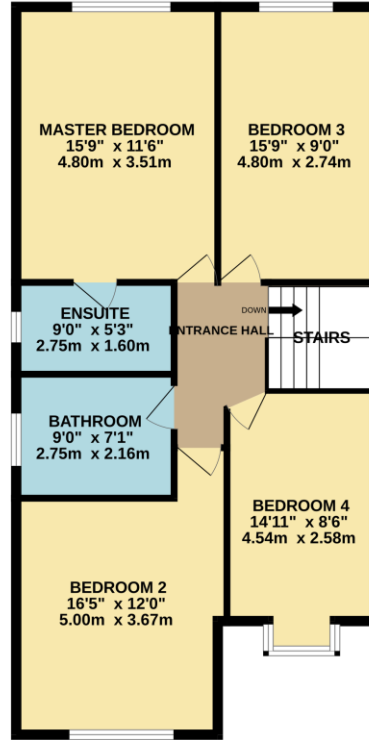
10 year structural warranty from 2021.

Corniced coving throughout.

GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 1812 sq.ft. (168.3 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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