

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pulpits Close, Hockley, SS5 5HU



Guide Price £375,000 - £400,000

A three bedroom, semi-detached family home benefiting from being on a larger than average plot within a quiet cul-de-sac, with a rear garden measuring approximately 100ft x 50ft, potential for further extension to both side and rear. Close walking distance to local schools, shops and mainline railway station.

EPC Rating:tbc. Council Tax Band:B.

Ref 18788

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Entrance via double glazed sliding doors to

ENTRANCE PORCH

Glazed door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiator.



LOUNGE 14' 3" x 12' 9" (4.34m x 3.89m)

Double glazed bay window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.

DINING ROOM 12' x 11' 2" (3.66m x 3.4m)

Double glazed window to the rear aspect. Wood effect flooring. Plastered ceiling. Radiator.



KITCHEN 12' x 8' 2" (3.66m x 2.49m)

Double glazed window to the side aspect. Base and eye level units. Roll edge work surfaces. Inset one and half sink drainer unit. Integrated electric oven. Integrated microwave. Gas hob with stainless steel extractor chimney over. Integrated dish washer. Space for free standing fridge/freezer. Tiled floor. Plastered ceiling.

CONSERVATORY 10' 8" x 7' 7" (3.25m x 2.31m)

Glazed door providing access to

LEAN-TO

Double glazed door to the rear garden. Door to

STORAGE/OUTBUILDING

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect.



BEDROOM ONE 12' 9" x 12' 4" (3.89m x 3.76m)

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



BEDROOM TWO 12' 9" x 9' 8" (3.89m x 2.95m)

Double glazed window to the rear aspect. Sliding door fitted wardrobes to one wall. Plastered ceiling. Radiator.



BEDROOM THREE 8' 11" x 7' 3" (2.72m x 2.21m)

Double glazed window to the side aspect. Modern fitted wardrobes and office furniture. Wood effect Herring Bone flooring. Plastered ceiling. Radiator.



BATHROOM

Obscure double glazed windows to the side and rear aspects. WC with concealed cistern. Inset wash hand basin with vanity storage below. Double walk-in, fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Heated towel radiator.



EXTERIOR

The REAR GARDEN measures approximately 100' deep x 50' wide (30.48m x 15.24m) and commences with large block paved patio leading to laid lawn. Large allotment area. SHED to remain. GREENHOUSE to remain. WORKSHOP 19' 8" x 13' 4" (5.99m x 4.06m) to remain, with double opening doors, power and lighting. Fencing to all boundaries. Gate providing access to the front.

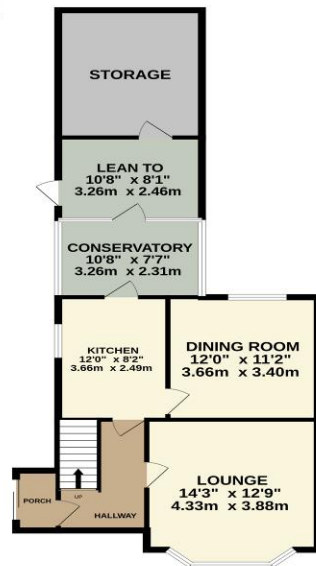




The **FRONT** has lawn area and is approached from the corner of the cul-de-sac via private pathway leading to the entrance door. There is allocated parking within the cul-de-sac.

GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA - 1518 sq.ft. (141.1 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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