

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Bullwood Approach, Hockley, SS5 4RR



£775,000

Situated in a sought after location, just a stones throw to Hockley Woods, is this stunning four double bedroom detached family home, improved by the current owners to a very high specification throughout, with master bedroom suite to include dressing room and en suite, en suite to fourth bedroom, recently landscaped rear garden. Within walking distance to schools, shops and mainline railway station.

Viewing highly recommended.

Council Tax Band: G. EPC Rating:tbc. Our Ref 19519

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 hardwood entrance door to

ENTRANCE PORCH

Door to

HALLWAY

Stairs to first floor accommodation. Under stairs storage cupboard. Double door full height custom fitted storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator. Oak French doors to Lounge.



LOUNGE 16' 11" x 13' 11" (5.16m x 4.24m)

Double glazed bi-fold doors providing access to rear garden. Feature fireplace with inset log burner. Wood effect flooring. Coving to plastered ceiling. Radiator.



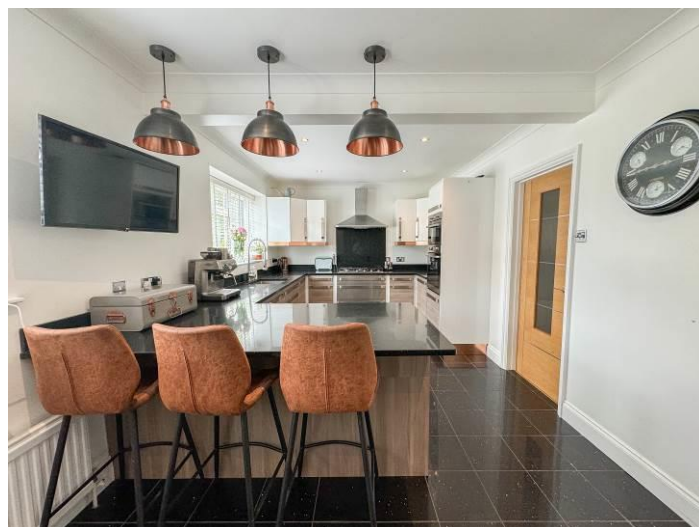
DINING ROOM 16' 11" x 9' 11" (5.16m x 3.02m)

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



KITCHEN/BREAKFAST ROOM 21' 1" x 9' 10" (6.43m x 3m)

Two double glazed windows to the front aspect. Comprehensive range of modern base and eye level units. Granite work surfaces. Inset sink with mixer tap and Granite drainer. Integrated twin eye level electric oven. Separate gas hob with stainless steel extractor above. Granite splash backs. Integrated appliances. Breakfast bar. Custom housing for American style fridge/freezer with storage surround. Granite effect tiled floor. Plastered ceiling. Inset LED spot lights. Radiator.





UTILITY ROOM 6' 11" x 6' 8" (2.11m x 2.03m)

Double glazed door providing access to side. Shaker style base and eye level units. Inset Butler sink. Space for appliances. Tiled floor. Plastered ceiling. Inset LED spot lights.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled floor. Plastered ceiling. Inset spot lights. Heated towel radiator.



FIRST FLOOR ACCOMMODATION

SPACIOUS GALLERIED LANDING Large open plan STUDY AREA 14' 11" x 8' 7" (4.55m x 2.62m).

Large double door storage/airing cupboard. Coving to plastered ceiling.



MASTER BEDROOM SUITE 17' x 13' 10" (5.18m x 4.22m) Double glazed window to the rear aspect. Free standing roll edge bath with floor mounted mixer tap and telephone handset hand-held shower attachment, on raised, tiled flooring. Plastered ceiling. Inset LED spot lights. Radiator.



DRESSING ROOM 8' 7" x 8' 7" (2.62m x 2.62m) Obscure double glazed window to the side aspect. Custom fitted to provide ample clothes storage. Plastered ceiling. Inset LED spot lights.



EN SUITE 10' 2" x 7' 3" (3.1m x 2.21m) Contemporary vanity storage with His & Her table top wash hand basins. Fully tiled walk-in shower enclosure with glass screen and Waterfall shower head. Feature brick tiled wall. Tiled floor. Tiled walls. Heated towel radiator.



BEDROOM TWO 12' 1" x 11' 8" (3.68m x 3.56m) Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM THREE 11' 8" x 10' 5" (3.56m x 3.18m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiator.



BEDROOM FOUR 17' max x 10' max (5.18m x 3.05m)

Double glazed window to the rear aspect. Coving to plastered ceiling. Radiator.



EN SUITE 6' 1" x 5' 7" (1.85m x 1.7m)

WC with concealed cistern. Inset wash hand basin with vanity storage below. Tiled corner shower cubicle with electric shower. Tiled floor. Tiled walls. Plastered ceiling. Inset LED spot lights. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with high gloss vanity storage below. Tiled shower cubicle with thermostatic shower. Bath with tiled panel with central chrome mixer tap and shower attachment. Feature slate tiled walls. Tiled floor. Plastered ceiling. Inset LED spot lights. Chrome heated towel radiator.



EXTERIOR

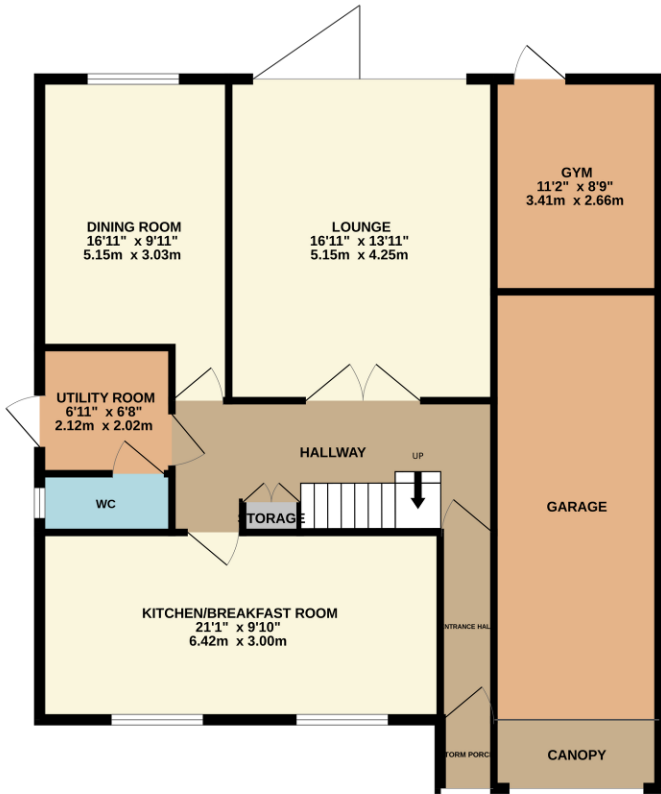
The **RECENTLY, PROFESSIONALLY LANDSCAPED REAR GARDEN** commences with raised composite decking area with glass and chrome balustrade. Steps down to further composite decked area with part sunken **HOT TUB. WATER FEATURE** separating decking and Artificial Lawn area with retaining, fully rendered brick wall with custom inset seat. Gate providing access to the front.



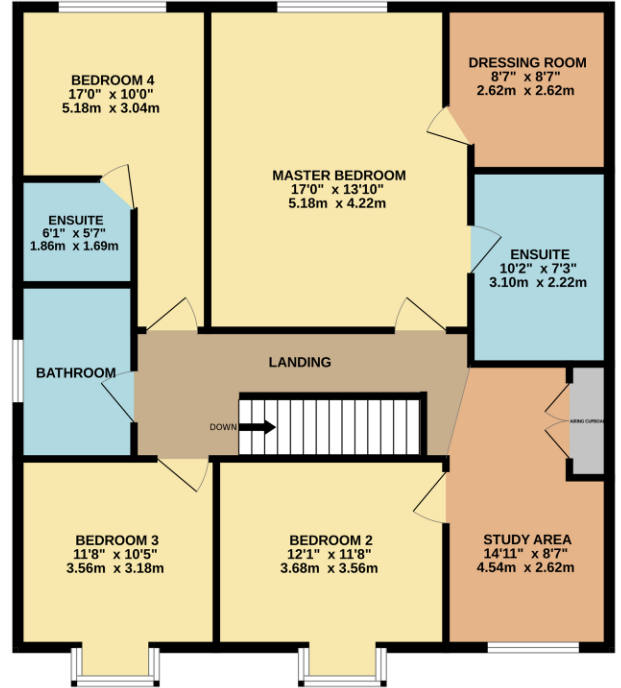
The **FRONT** has large block paved In & Out driveway providing off-street parking leading to **INTEGRATED GARAGE** with Up & Over door and internal personal door to the rear providing access to **GYM 11' 2" x 8' 9" (3.4m x 2.67m)** with power and lighting, personal door to rear garden.



GROUND FLOOR



1ST FLOOR



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.
 Made with Metropix ©2024

