

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Folly Place, Folly Lane, Hockley, SS5 4SR



Guide Price:
£800,000 - £825,000

Situated on the popular Folly Lane estate is this recently built immaculate five bedroom detached family home with two reception rooms, spacious modern kitchen/diner, second floor loft, en suites to two bedrooms, two family bathrooms and off street parking for three vehicles.

Council Tax Band: F. EPC Rating: B.
Viewing highly recommended. Our Ref: 19712.

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Accommodation comprises:

Entrance under **STORM PORCH** with composite entrance door, with uPVC double glazed windows to side aspect, to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Amtico flooring with under floor heating. Plastered ceiling with downlights. Doors to lounge, kitchen, study and wc.



LOUNGE 13' 9" x 12' 3" (4.19m x 3.73m)

uPVC double glazed sash windows with shutters to front and side aspects. Plastered ceiling with downlights. Under floor heating.



KITCHEN/DINER 24' 3" x 17' 3" (7.39m x 5.26m)



KITCHEN AREA

uPVC double glazed sash window with shutters to rear aspect. uPVC double glazed bi folding doors providing access to rear garden. A comprehensive of high quality base and eye level units incorporating quartz work surface with inset sink drainer unit with hot water tap. Bosch double oven. Island unit with Bosch induction hob with built in extractor fan and seating for three. Integrated double fridge. Integrated double freezer. Integrate wine cooler. Integrated dishwasher.



DINING AREA

Continuation of Amtico flooring with under floor heating. Plastered ceiling with downlights. Door to utility room. uPVC bi folding doors providing access to rear garden.



UTILITY ROOM 8' 1" x 4' 1" (2.46m x 1.24m)

uPVC double glazed window to side aspect. Continuation of Amtico flooring with under floor heating. Plastered ceiling with downlights. Sink with mixer tap. Built in shelving. Space and plumbing for washing machine. Boiler (Ideal combination boiler - 18 months old).



STUDY 10' 1" x 9' 2" (3.07m x 2.79m)

uPVC double glazed sash window with shutters to front aspect. Continuation of Amtico flooring with under floor heating. Plastered ceiling with downlights.



GROUND FLOOR WC

A two piece suite comprising inset sink with vanity storage below and close coupled wc. Tiled flooring.



FIRST FLOOR LANDING

Stairs to second floor accommodation.



BEDROOM ONE 25' 4" x 11' 2" (7.72m x 3.4m)

uPVC double glazed sash window to front and side aspects. Radiator. Plastered ceiling with downlights. Built in wardrobe. Walk way to **DRESSING AREA** with built in storage units. Plastered ceiling with downlights. Door to en suite.



EN SUITE

Obscure uPVC double glazed window to side aspect. A three piece suite comprising shower, inset sink with vanity storage below and close coupled wc. Towel rail. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



EN SUITE

Obscure uPVC double glazed window to rear aspect. A three piece suite shower, inset sink with vanity storage below and close coupled wc. Part tiled walls. Tiled flooring. Plastered ceiling with downlights.



BEDROOM TWO 12' 7" x 11' 10" (3.84m x 3.61m)

uPVC double glazed sash windows to front aspect. Plastered ceiling with downlights. Radiator. Door to en suite.



BEDROOM THREE 10' 8" x 9' 8" (3.25m x 2.95m)

uPVC double glazed sash window to front and side aspects. Radiator. Plastered ceiling with downlights.



BATHROOM

Obscure uPVC double glazed sash window to front aspect. A three piece suite comprising bath with shower screen and shower attachment, inset sink with vanity storage below and close coupled wc. Tiled flooring. Part tiled walls.



SECOND FLOOR LANDING



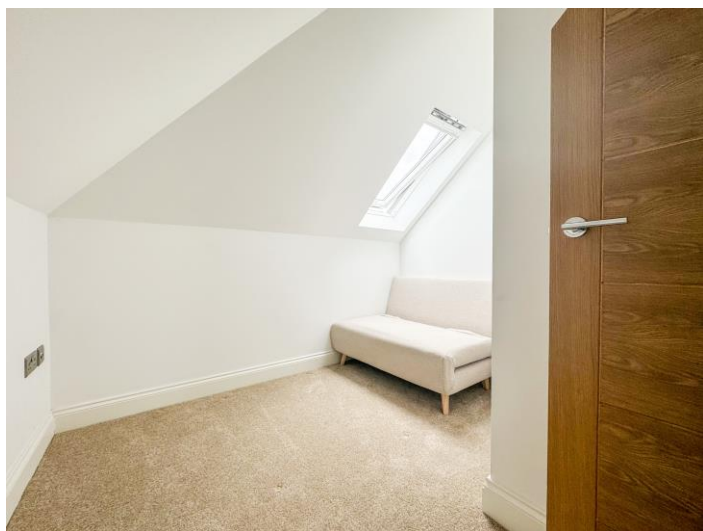
BEDROOM FOUR 15' 1" x 9' 8" (4.6m x 2.95m)

uPVC sky lights to front and side aspects. Built in wardrobe. Radiator. Plastered ceiling.



BEDROOM FIVE 8' 10" x 8' 4" (2.69m x 2.54m)

uPVC sky lights. Radiator. Plastered ceiling.



BATHROOM 8' 10" x 6' 9" (2.69m x 2.06m)

A three piece suite comprising bath, inset sink with vanity storage below and close coupled wc. Tiled walls. Tiled flooring. Radiator.



EXTERIOR.

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area which extends to the side. Laid to lawn. Shed. Fencing to boundaries. External hot and cold taps. External electric points. Gate providing access to front.



The **FRONT** has a block paved driveway and to the side providing off street parking for approximately three vehicles. Small grass, shrubs and tree to the front. External electric point. There is a right of way access to the parking to the side of the fencing.

Agents Note:

The property has a Blue Sky CCTV system with cameras to the front and rear of the property.



TOTAL FLOOR AREA: 1826 sq.ft. (169.6 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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