

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

1 Turret Cottages, High Road, Hockley, SS5 4TG



**Offers Over:
£550,000**

Nestled within an idyllic semi rural position approached via a private driveway is this stunning three bedroom semi detached character cottage having been improved by the current owners to a very high specification throughout. Having spacious open plan ground floor accommodation with kitchen/breakfast room with stunning far reaching views onto the 200ft rear garden. Benefitting from a potential annexe with immaculately refurbished outbuilding, recently landscaped rear garden and driveway. Within walking distance to Hockley Woods, schools and local amenities.

Viewing highly recommended. Council Tax Band: C.
EPC Rating: E. Our Ref: 19892.

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Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance hall.

ENTRANCE HALL

Feature stained glass window to front aspect. Stairs to first floor accommodation.

LOUNGE/DINER 24' 5" x 12' 11" (7.44m x 3.94m)

Double glazed window with custom fitted shutters to front aspect. Contemporary radiator. Custom built storage cupboards. Plastered ceiling. Wood effect flooring. Door to ground floor WC. Extending into further **SEATING AREA**. Wood effect flooring. Feature media wall with log burner and oak mantle. Plastered ceiling. Contemporary radiator. Open plan through to kitchen/breakfast room.



GROUND FLOOR WC

A two piece suite comprising corner sink unit with chrome mixer tap and close coupled wc. Part brick tiled feature wall. Contemporary floor tiling. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 20' 11" x 10' 11" (6.38m x 3.33m)

Aluminium bi-folding doors providing access to rear garden. Large glass aluminium roof lantern providing excellent light throughout.



KITCHEN AREA (RECENTLY FITTED)

A comprehensive range of base and eye level Shaker style units incorporating quartz work surface. Space for freestanding Range cooker with built in extractor and oak mantle feature above. Tiled splash back. Island unit incorporating butler sink with chrome mixer tap and breakfast bar. Integrated appliances. Plastered ceiling with inset LED spotlighting.



FIRST FLOOR LANDING

Double glazed window to side aspect providing far reaching views across open fields.

BEDROOM ONE 11' 8" x 11' 10" (3.56m x 3.61m)

Two double glazed windows with custom fitted shutters to front aspect. Built in storage cupboards with over stairs storage. Contemporary radiator. Wood flooring. Plastered ceiling.



BEDROOM TWO 9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window with custom fitted shutters to rear aspect. Contemporary radiator. Wood flooring. Plastered ceiling.



LUXURY FITTED BATHROOM

Obscure double glazed sash window to rear aspect. A three piece suite comprising enclosed bath with shower over and glass shower screen and wall mounted centralised chrome mixer taps and telephone handset attachment, inset wash hand basin with chrome mixer tap and chrome stand with storage below and high level wc. Feature bottle green tiled walls. Heated towel radiator. Contemporary tiled flooring. Plastered ceiling.



EXTERIOR.

OUTBUILDING

Accessed via double glazed French doors providing access to bedroom three/sitting room.



BEDROOM THREE/SITTING ROOM 13' 5" x 8' (4.09m x 2.44m)

Access to wet room.

WET ROOM/SHOWER ROOM 8' x 4' 11" (2.44m x 1.5m)



FURTHER OUTBUILDING

Accessed via barn style door into inner porch.

Door to

MAIN AREA OF OUTBUILDING 16' 8" x 7' 8" (5.08m x 2.34m)

Double glazed window to front aspect. Velux windows. Currently kitchen area. Base and eye level units. Quartz work surface. Space for freestanding cooker. Space and plumbing for appliances. Oak beams. Wood effect flooring.



The **REAR GARDEN** measuring approximately 200ft (60.96m) commencing with large stunning slate patio area. Brick built water feature. Further brick built fire pit. Steps down to garden. Mainly laid to lawn with a selection of shrubs and trees to the borders. Fencing to all boundaries. Gate providing access to front.

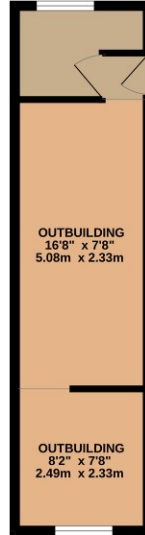
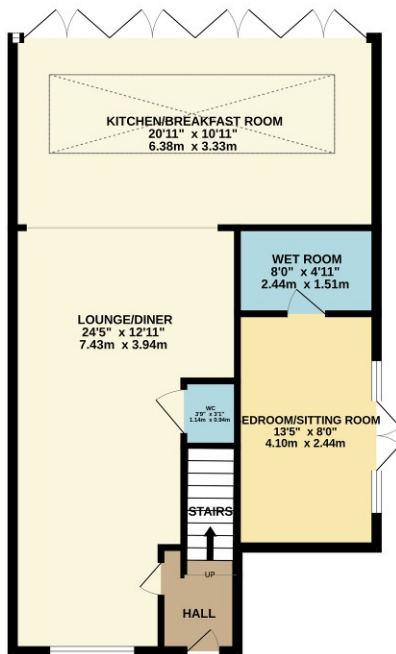




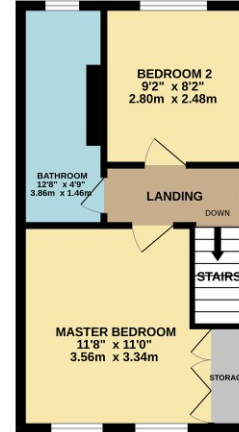
The **FRONT** has been recently landscaped with a slate tiled patio. Feature brick built wall and water feature.



GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.
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