

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Wood Lane, Hockley, SS5 5PB



**Guide Price:  
£750,000 - £800,000**

Situated on the exclusive Countryside Development is this stunning four bedroom detached family home with spacious lounge, dining room, large kitchen/breakfast room, separate utility and conservatory. With en suite and dressing area to master bedroom.

Externally there is a car port and double garage.

Council Tax Band: G. EPC Rating: C.

Viewing highly advised. Our Ref: 19905.

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Accommodation comprises:

Entrance via entrance door with adjacent window to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage. Wood flooring.



#### GROUND FLOOR CLOAKROOM

A two piece suite comprising wash hand basin and close coupled wc.

#### LOUNGE 18' 8" x 11' 3" (5.69m x 3.43m)

Double glazed window to front and rear aspects. Double doors providing access to conservatory. Open fireplace. Radiator. Karndean flooring. Coving to plastered ceiling with inset spotlights.



#### DINING ROOM 13' 9" x 10' 6" (4.19m x 3.2m)

Double glazed bay window to front aspect. Open fireplace. Radiator. Wood flooring.



#### KITCHEN/BREAKFAST ROOM 17' 8" x 17' 5" max (5.38m x 5.31m)

Double glazed window to side aspect. Double glazed with adjacent window providing access to rear garden. A modern fitted kitchen comprising base and eye level units incorporating work surface with inset sink with chrome mixer tap and drainer unit. Space for Range cooker with stainless steel extractor hood above. Tiled splash backs. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Open onto **BREAKFAST AREA** with space for dining table and chairs. Radiator. Coving to plastered ceiling with inset spotlights. Door to utility room.



### UTILITY ROOM 6' x 5' 11" (1.83m x 1.8m)

Door providing access to side aspect. A range of base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Tiled splash back. Radiator. Tiled flooring.

### CONSERVATORY 11' 3" x 10' 5" (3.43m x 3.18m)

Double glazed window to side and rear aspects. Double glazed doors providing access to rear garden. Pitched glazed roof. Tiled flooring.



### SPACIOUS FIRST FLOOR LANDING

Double glazed window to rear aspect. Large airing cupboard.

### BEDROOM ONE 12' 5" x 11' 3" (3.78m x 3.43m)

Double glazed window to front aspect. Radiator. Open into **DRESSING AREA**. Double glazed window to rear aspect. Fitted wardrobes to two walls. Radiator. Door to en suite.



### LUXURY FITTED EN SUITE

Obscure double glazed window to front aspect. A four piece suite comprising circular panelled bath with chrome taps and hand held shower attachment, walk in double shower with rainfall shower head above and tiled surround, inset wash hand basin with vanity storage below and close coupled wc. Chrome heated towel rail. Tiled flooring. Tiled walls.



### BEDROOM TWO 16' 10" x 10' 6" (5.13m x 3.2m)

Double glazed window to front aspect. Radiator. Fitted wardrobes.



### BEDROOM THREE 10' 5" x 9' 1" (3.18m x 2.77m)

Double glazed window to rear aspect. Radiator. Fitted wardrobe.



### BEDROOM FOUR 10' 5" x 8' 4" (3.18m x 2.54m)

Double glazed window to side and rear aspects. Radiator.



### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with hand held shower attachment and shower head above, pedestal wash hand basin and close coupled wc. Tiled flooring. Tiled walls.

### EXTERIOR.

The **SOUTH FACING REAR GARDEN** has a recently laid patio leading to raised bed. Raised bed to established oak tree (with a TPO). Door to garage. Gate providing access to front.



The **FRONT** has a lawn and established shrubs with pathway leading to entrance door. To the **SIDE** there is a **CAR PORT 17' 8" x 8' 3" (5.38m x 2.51m)** with space for two vehicles. Leading to **GARAGE 17' 1" x 8' 9" (5.21m x 2.67m)** with up and over door. Power and lighting. Partition providing access to rear of garage measuring an additional 18' 3" x 8' 9" (5.56m x 2.67m) with power and lighting.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.