

Broad Walk, Hockley SS5 5DG



O.I.E.O £ 650,000

Situated in a exclusive gated development is this stunning three bedroom detached bungalow. The property benefits from almost 1,800 square foot of accommodation including en suite and dressing room to master bedroom, high specification kitchen, double garage and rear garden measuring approx. 90ft wide.

NO ONWARD CHAIN. Our Ref: 15875.

Directions: Proceeding from the Spa roundabout in the centre of Hockley take the Spa Road. Proceed under the railway bridge which becomes Greensward Lane taking the 2nd turning on the right into Broad Parade and at the T-junction turn right into Willow Walk. Bear to the left which becomes Broad Walk.



Tel: 01702 200666 www.williamsanddonovan.com

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via uPVC door into entrance porch.

ENTRANCE PORCH

7' 4" x 4' 8" (2.24m x 1.42m)

Tiled flooring. Coving to plastered ceiling. Feature radiator. Door to entrance hall.

SPACIOUS ENTRANCE HALL

Access to loft with pull down ladder. Luxury fitted carpet. Coving to plastered ceiling. Large double storage cupboard. Fitted with HDMI cabling. Additional single coats cupboard.



BEDROOM ONE

13' 10" into bay x 12' 8" (4.22m x 3.86m)

uPVC double glazed window to front aspect. uPVC double glazed bay window to side aspect. Luxury fitted carpet. Coving to plastered ceiling. Wall mounted television to remain. Feature radiator. Doorway into dressing hall.



DRESSING HALL

Coving to plastered ceiling with inset spotlighting. Feature vertical radiator. Two built in wardrobes. Continuation of luxury fitted carpet. Archway and door into study/dressing room.

STUDY/DRESSING ROOM

9' 11" x 7' (3.02m x 2.13m)

uPVC double glazed window to rear aspect. Feature radiator. Continuation of luxury fitted carpet. Coving to plastered ceiling with inset spotlighting.



EN SUITE

Velux window. A luxury three piece suite comprising walk in double shower cubicle with glass shower screen, rainfall shower head and separate attachment, wash hand basin inset to vanity unit with storage below and large LED mirror above and low level wc with concealed basin and dual push flush above. Feature heated towel rail and electric. Tiled flooring. Tiled walls. Plastered ceiling.



BEDROOM TWO

11' 4" x 9' 10" (3.45m x 3m)

uPVC box bay window to rear aspect. Feature radiator. Luxury fitted carpet. Coving to plastered ceiling.



BEDROOM THREE

10' 11" x 8' 9" (3.33m x 2.67m)

uPVC double glazed window to front aspect. Feature radiator. Luxury fitted carpet. Coving to plastered ceiling.



SHOWER ROOM

Obscure uPVC double glazed window with fitted blind to front aspect. A three piece suite comprising walk shower cubicle with glass screen, wash hand basin inset to vanity unit with storage below and LED mirror above and low level wc. Tiled flooring. Tiled walls. Chrome heated towel rail. Coving to plastered ceiling with inset spotlighting.



LOUNGE

21' 1" x 15' 5" into bay (6.43m x 4.7m)

uPVC double glazed bay window to front aspect. Two half crescent double glazed windows to side aspect. Feature gas fireplace with composite stone surround and granite hearth. Three feature radiators. Luxury fitted carpet. Wall mounted television with fitted sound system to remain. Coving to plastered ceiling. Archway into sun lounge.



SUN LOUNGE

13' 11" x 12' 1" (4.24m x 3.68m)

uPVC double glazed window to side aspect. uPVC double glazed window to rear aspect. Pitched Perspex roof. Luxury fitted carpet. Wall mounted television with fitted sound system to remain. Feature radiator. Open into dining area.



DINING AREA

8' 10" x 5' 7" (2.69m x 1.7m)

uPVC double glazed windows to side and rear aspects. uPVC double glazed French doors providing access to rear garden. Pitched Perspex roof. Tiled flooring. Open into kitchen.



LUXURY FITTED KITCHEN

14' 9" x 11' 4" (4.5m x 3.45m)

uPVC double glazed window to rear aspect. A comprehensive range of oak style base and eye level cabinets incorporating granite work surface with inset one and a half ceramic sink with drainer unit. Large stainless steel cooker with stainless steel extractor hood above to remain. Integrated fridge/freezer, washing machine, dishwasher and tumble dryer all to remain. Tiled splash back. Under unit and kick board lighting. Feature radiator. Coving to plastered ceiling with inset spotlighting.



EXTERIOR.

AN IMMACULATE AND SECLUDED REAR GARDEN measures approximately 90ft wide by 35ft deep (27.43m x 10.67m)

commencing with large patio with inset floor lighting with ample space for table and chairs. Large area laid to lawn with established shrub and tree borders. Shingle and slate flower beds. Oak tree to corner of garden with TPO. **SPACIOUS SIDE WAY** next to garage. Shed to remain. Double French doors to garage. Gate at side leading to front.





PITCHED ROOF DOUBLE GARAGE 17' 11" x 17' 3"
(5.46m x 5.26m) Two electric up and over doors. Storage in roof space. Fitted shelving.

The **FRONT** has block paved driveway providing off street parking for two vehicles in front of the double garage. Shingled with established shrubs and trees. Pathway leading to front door under storm porch. External lighting. Gate at side leading to rear.

Agents Note:

All light fittings to remain.

All curtains to remain.

The electric gates are run from the electric meter in the garage, with the annual cost being split between the four bungalows.

The four bungalows currently have an unofficial agreement to pay £30 per month into a sink fund to cover any maintenance required for the private development.



TOTAL APPROX. FLOOR AREA 1771 SQ.FT. (164.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and site areas 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 a guide only. Prospective purchasers should verify all measurements and details with the seller. The seller's responsibility for accuracy can be limited by the use of the plan. The seller's responsibility for accuracy can be limited by the use of the plan.

ACCOMMODATION:

INTERNAL:

Entrance Porch 7' 4" x 4' 8" (2.24m x 1.42m)

Spacious Entrance Hall

Lounge 21' 1" x 15' 5" into bay (6.43m x 4.7m)

Sun Lounge 13' 11" x 12' 1" (4.24m x 3.68m)

Dining Area 8' 10" x 5' 7" (2.69m x 1.7m)

Luxury Fitted Kitchen 14' 9" x 11' 4" (4.5m x 3.45m)

Bedroom One 13' 10" into bay x 12' 8" (4.22m x 3.86m)

with Dressing Hall, Study/Dressing Room 9' 11" x 7'
(3.02m x 2.13m) and En Suite

Bedroom Two 11' 4" x 9' 10" (3.45m x 3m)

Bedroom Three 10' 11" x 8' 9" (3.33m x 2.67m)

Shower Room

EXTERNAL:

Secluded Rear Garden Measuring Approximately 90ft wide
by 35ft deep (27.43m x 10.67m)

Pitched Roof Double Garage 17' 11" x 17' 3" (5.46m x
5.26m)

Block paved driveway to the front providing off street
parking for two vehicles

Agents Note:

All light fittings to remain.

All curtains to remain.

The electric gates are run from the electric meter in the garage, with the annual cost being split between the four bungalows.

The four bungalows currently have an unofficial agreement to pay £30 per month into a sink fund to cover any maintenance required for the private development.

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.