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- BEAUTIFUL LOCATION
- IMMACULATE EXECUTIVE STYLE HOME
- 4 GOOD SIZE BEDROOMS
- EN SUITE SHOWER ROOM

## MULBERRY HOUSE, Church Road, Hockley, SS5 4SS

£675,000

What an Opportunity! Built in 2015 is this STUNNING and IMMACULATE 4 bedroom EXECUTIVE STYLE family home BEAUTIFULLY LOCATED in what is known to be one of the MOST SOUGHT AFTER LOCATIONS in Hockley. The kitchen is SUPERBLY fitted with a range of appliances, utility room GROUND FLOOR STUDY. Garage with LOFT ROOM!



## Property Description

### SPACIOUS ENTRANCE HALL

Double glazed entrance door with lead light insets leads to the larger than average entrance hall. Dirt attracting mat leads to the solid wood flooring. Coving. Radiator. Stairs to the first floor with a cupboard under.

### CLOAKROOM

With a 2 piece white suite comprising a low level wc and wash hand basin. Coving. Radiator. Tiled floor. Extractor fan.

### LOUNGE

22' 5" x 12' 2" (6.83m x 3.71m) This superb room has double glazed french doors leading to the rear garden. Double glazed Georgian style window to the front. Two double glazed windows to the side. Feature limestone fireplace with a gas coal effect fire. Coving, two radiators.

### DINING ROOM

12' x 9' 8 into the bay" (3.66m x 2.95m) Double glazed Georgian style bay window to the front aspect. Radiator. Coving.



### KITCHEN

14' 1 in to the bay" x 10' 11" (4.29m x 3.33m) Superbly fitted kitchen with a range of quality units at eye and base level with ample works surfaces over. Built in one and a half bowl sink unit with a mixer tap over. Integrated fridge and freezer. Integrated dishwasher. A range of pan drawers.5 ring gas hob with an extractor cooker hood over. Double oven. Double glazed bay window to the rear. Tiled floor. Radiator. Coving, inset ceiling spotlights. Ample space for a table and chairs.

### UTILITY ROOM

6' 3" x 4' 9" (1.91m x 1.45m) This useful room off the kitchen



has a part glazed double glazed door leading to the side of the property. Units at eye and base level with work surface over. Tiled floor, radiator. Space and plumbing for a washing machine.

#### STUDY

8' 11" x 6' 6" (2.72m x 1.98m) Double glazed window to the rear. Radiator. Coving.

#### MASTER BEDROOM

12' 9" x 12' 3" (3.89m x 3.73m) Double glazed Georgian style window to the front. Radiator, coving, door leads to the:-

#### EN SUITE

With a 3 piece suite comprising a low level wc, wash hand basin and corner shower. Heated towel rail. Two double glazed windows to the front. Electric shaver socket. Fully tiled to all visible walls and floor. Extractor fan. Inset ceiling spotlights.

#### BEDROOM TWO

12' 2" x 11' 11" (3.71m x 3.63m) Double glazed Georgian style window to the front. Radiator. Coving. Built in wardrobe cupboard.

#### BEDROOM THREE

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to the rear. Radiator, coving.

#### BEDROOM FOUR

12' 3 maximum" x 9' 3" (3.73m x 2.82m) Double glazed window to the rear. Radiator. Coving.

#### FAMILY BATHROOM

Again well fitted with a 4 piece suite comprising a low level





wc wash hand basin panelled bath with a bath filler and separate shower cubicle. Obscure double glazed window to the rear. Electric shaver socket. Heated towel rail. Fully tiled to all visible walls and floor.

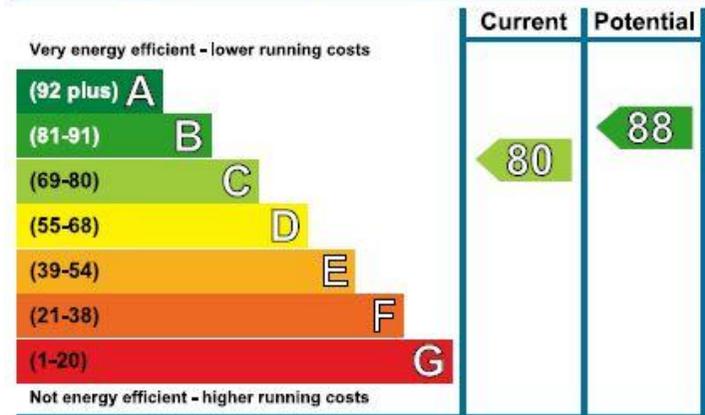
#### LANDING

Access to the loft. Covng. Airing cupboard. Inset ceiling spotlights. Thermostat for the central heating.

#### DETACHED GARAGE

This larger than average DETACHED GARAGE is approached via a LONG DRIVEWAY providing parking for several vehicles. Up and over electric roller door. Stairs lead to a useful loft room ideal as a games room or gymnasium. Personal door leads to the rear garden.

### Energy Efficiency Rating



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