

9 Nursery Drive, Hawkwell, SS5 4FH



Guide Price:

£750,000 - £775,000

A stunning five bedroom detached executive 'Hanoverian' style home which is situated on the popular Clements Gate Development built by David Wilson Homes approx. six years ago. With three reception rooms, luxury kitchen, master bedroom with dressing area and en suite, further bedroom with en suite, detached double garage and landscaped secluded rear garden. The vendor has upgraded many of the internal fittings including high specification flooring throughout.

Viewing highly advised. EPC Rating: B. Our Ref: 17148.

Directions: Proceed from the centre of Hockley at the mini roundabout by Spa Public House along Southend Road which becomes Main Road and after approximately one mile turn left into Thorpe Road. At the end bear right and Nursery Drive can be found on the right at the far end of the green.



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Entrance via solid entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with large under stairs storage cupboard. Cornice to plastered ceiling. Amtico flooring. Radiator.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. A two piece suite comprising pedestal wash hand basin with tiled splash back and low level wc with dual push flush above. Amtico flooring. Radiator. Plastered ceiling.



LOUNGE 16' 10" x 16' 5" (5.13m x 5m)

Double glazed window to front aspect. Double glazed French doors with adjacent windows providing access to rear garden. Feature fireplace with inset electric fire and decorative surround. Amtico flooring. Cornice to plastered ceiling with inset spotlighting. Radiators.



DINING ROOM 14' 9" x 11' 3" (4.5m x 3.43m)

Double glazed window to front aspect. Amtico flooring. Cornice to plastered ceiling. Radiator.



STUDY (CURRENTLY BEING USED AS A PLAY ROOM) 11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to side aspect. Amtico flooring. Plastered ceiling. Radiator.



KITCHEN/FAMILY ROOM 19' 11" x 17' 10" (6.07m x 5.44m)

Double glazed window to side and rear aspects. Double glazed French doors with adjacent to side aspect leading to rear garden. A high specification fitted kitchen comprising of white gloss base and eye level units incorporating Granite work surface above and inset stainless steel sink drainer unit with Quooker tap (hot and filtered cold unit). Built in double oven. Inset gas hob with black gloss splash back and stainless steel extractor hood above. Integrated full height fridge. Integrated under counter freezer. Integrated dishwasher. Amtico flooring. Plastered ceiling with inset spotlighting. Space for dining table and sofas. Radiators. Door to utility room.



UTILITY ROOM 7' 2" x 7' 2" (2.18m x 2.18m)

Double glazed window to side aspect. Double glazed door to rear aspect. Base and eye level units incorporating Granite work surface above and inset stainless steel sink drainer unit. Space and plumbing for washing machine. Radiator. Cupboard housing boiler. Amtico flooring. Plastered ceiling.

Agents Note:

The vendors have advised that a cupboard has been installed which if removed would enable space for a tumble dryer.



FIRST FLOOR LANDING

Double glazed window to rear aspect over stairs. Double glazed window to side aspect. Cornice to plastered ceiling. Luxury fitted carpet. Airing cupboard housing hot water tank. Access to loft.



BEDROOM ONE 16' 4" x 16' 3" max (4.98m x 4.95m)

Double glazed window to front and rear aspects. Radiator. Luxury fitted carpet. Cornice to plastered ceiling with inset spotlighting.



DRESSING AREA with two sets of fitted wardrobes with mirrored sliding doors. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising walk in double shower with sliding glass door, wash hand basin inset to vanity unit with storage below and LED mirror above and low level wc with concealed basin and dual push flush above. Large bathroom unit. Heated towel rail. Tiled walls. Amtico style tiled flooring. Plastered ceiling.



BEDROOM TWO 13' 8" x 13' 5" (4.17m x 4.09m)

Double glazed window to front and side aspects. Radiator. Built in double wardrobe. Luxury fitted carpet. Cornice to plastered ceiling. Door to en suite.



BEDROOM THREE 16' 10" x 11' 1" max (5.13m x 3.38m)

Double glazed window to side aspect. Radiator. Luxury fitted carpet. Cornice to plastered ceiling. Air conditioning unit.



BEDROOM FOUR 13' x 8' 11" (3.96m x 2.72m)

Double glazed window to side aspect. Radiator. Luxury fitted carpet. Cornice to plastered ceiling.



EN SUITE SHOWER ROOM

A three piece suite comprising walk in double shower with sliding glass door, pedestal wash hand basin with mirrored vanity unit above and low level wc with dual push flush above. Fitted bathroom unit. Tiled walls. Amtico style tiled flooring. Plastered ceiling.



BEDROOM FIVE 11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to side aspect. Radiator. Luxury fitted carpet. Cornice to plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window to front aspect. A four piece suite comprising panelled bath with hand held shower attachment and chrome taps with tiled splash back, separate shower with folding glass door, wash hand basin inset to vanity unit with several storage units below and low level wc with concealed basin and dual push flush above. Amtico style tiled flooring. Heated towel rail. Plastered ceiling.



EXTERIOR.

A **SECLUDED REAR GARDEN** commencing onto large patio with space for table and chairs. Laid to lawn with established flowers, shrubs and trees to borders. Shed to remain. Door to garage. Side gate providing access to front.



The **FRONT** has low maintenance front garden with assortment of shrubs. Large block paved driveway providing off street parking for several vehicles in front of **DETACHED PITCHED ROOF DOUBLE GARAGE 22' 11" x 20' 1" (6.99m x 6.12m)** with two electric up and over doors. Storage space. Power and lighting.

Agents Note:

The vendors advise that there is a service charge of £328 per annum which is for the maintenance of the communal areas, such as children's play ground.

The property is fitted with Solar Panels which help provide the hot water supply.

The vendor has recently had planning permission granted for a single storey extension to rear which would provide a large kitchen/family room. Further details can be found on the Rochford District Council website. Application reference: 20/00730/FUL.

GROUND FLOOR 1517.76 sq. ft.
(141.00 sq. m.)



1ST FLOOR 1062.41 sq. ft.
(98.70 sq. m.)



TOTAL FLOOR AREA : 2580.17 sq. ft. (239.71 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 listed and no guarantee as to their operability or efficiency can be given.
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