

Poplars Avenue, Hawkwell, SS5 4NA



Guide Price: £625,000 - £650,000

Situated in a popular location within Hawkwell is this immaculate four double bedroom executive family home with many fine features including spacious entrance hall, two en suites, secluded rear garden measuring approx. 60ft, integral garage and large sweeping driveway providing off street parking for several vehicles. Within walking distance to all local amenities. **VIEWING HIGHLY RECOMMENDED.**

EPC Rating: D. Our Ref: 16018

Directions: Proceed from the centre of Hockley at the mini roundabout by Spa Public House along Southend Road which becomes Main Road and Poplars Avenue can be found approximately a mile along on the right hand side.



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Entrance via hardwood entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Karndean wood flooring. Coved cornice to ceiling. Radiator. Stairs to first floor accommodation. Solid wood doors to all ground floor rooms.



DINING ROOM

11' 10" x 11' 3" (3.61m x 3.43m)

Double glazed bay window to front aspect. Radiator. Coved cornice to ceiling.



STUDY

9' x 7' 5" (2.74m x 2.26m)

Obscure double glazed window to side aspect. Radiator. Coved cornice to ceiling. Walk in storage cupboard.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin and low level wc. Chrome heated towel rail. Tiled flooring.



KITCHEN/BREAKFAST ROOM

14' 7 10" x 9' (22.3m x 2.74m)

Double glazed window to rear aspect. Door to utility room. Recently fitted luxury custom built base and eye level cabinets incorporating granite work surface with granite sink drainer unit. Space and surrounding for American style fridge freezer. Space for Range cooker with built in extractor canopy above. Tiled splash backs. Coved cornice to ceiling with inset spotlighting. Integrated dishwasher. Integrated wine cooler.



UTILITY ROOM

7' 7" x 5' 9" (2.31m x 1.75m)

Door providing access to side aspect. A range of base and eye level cabinets incorporating granite work surface with inset sink drainer unit. Space and plumbing for appliances. Tiled flooring. Tiled splash backs.



LOUNGE

18' 4" x 11' 11" (5.59m x 3.63m)

Double glazed French doors with full height glass side panels providing access to rear garden. Two obscure windows to side aspect. Feature fireplace with inset gas fire. Coved cornice to ceiling. Radiator.



FIRST FLOOR GALLERIED LANDING

Obscure double glazed window to side aspect. Covered cornice to ceiling. Access to loft.



BEDROOM TWO

16' 2" x 10' 1" (4.93m x 3.07m)

Double glazed window to front aspect. Radiator. Covered cornice to ceiling. Door to en suite.



MASTER BEDROOM

16' 2" x 12' 10" (4.93m x 3.91m)

Double glazed window to front aspect. Radiator. Covered cornice to ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising corner shower cubicle with thermostatic shower, pedestal wash hand basin and low level wc. Radiator. Part tiled walls. Wood effect flooring.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising walk in shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Radiator. Part tiled walls. Wood effect flooring.



BEDROOM THREE

17' x 11' 5" (5.18m x 3.48m)

Double glazed window to front aspect. Radiator. Coved cornice to ceiling.



BEDROOM FOUR

11' 7" x 10' 4" (3.53m x 3.15m)

Double glazed window to front aspect. Radiator. Coved cornice to ceiling.



FAMILY BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and low level wc. Part tiled walls. Wood flooring. Radiator with decorative cover.



EXTERIOR

The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with paved patio area. Laid to lawn with mature flower and shrub borders. Two birch trees. Door to garage. Gate providing access to front.



The **FRONT** has large sweeping driveway providing off street parking for several vehicles and leading to **INTEGRAL GARAGE** with electric up and over door. Power and lighting. Lawn area.



GROUND FLOOR
APPROX. FLOOR
AREA 1048 SQ.FT.
(97.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1021 SQ.FT.
(94.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2069 SQ.FT. (192.2 SQ.M.)
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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.