

## Thorpe Road, Hawkwell, SS5 4EP



£ 700,000

Situated in a sought after position and occupying a plot with rear garden measuring in excess of 100ft, with a road width of 50ft, is this substantial detached family home with a square footage of in excess of 2,500. The property has been vastly improved by the current owners creating a flowing open plan ground floor accommodation, with large master bedroom suite and balcony with far reaching views over stunning rear garden and large driveway. Viewing advised. EPC Rating: TBC. Our Ref: 13280.



**Tel: 01702 200666** **[www.williamsanddonovan.com](http://www.williamsanddonovan.com)**

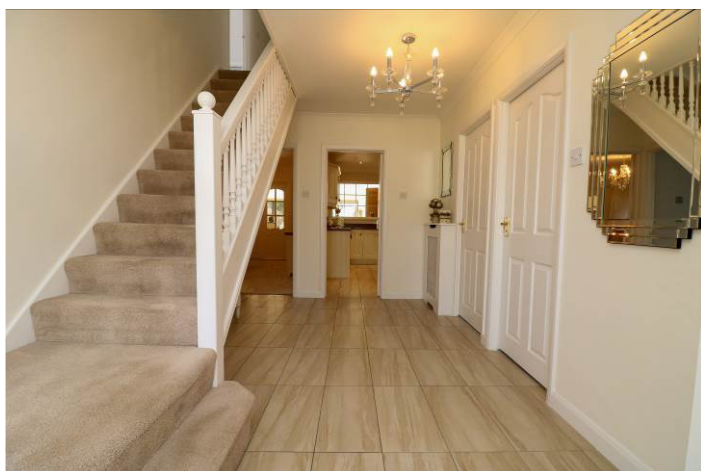
1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via uPVC glazed entrance door to entrance hall.

### ENTRANCE HALL

A combination of wood effect and tiled flooring. Coving to plastered ceiling. Radiator. Stairs to first floor accommodation.



### STUDY/STORAGE ROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Double glazed window to rear aspect. Tiled flooring. Radiator.

### GROUND FLOOR CLOAKROOM

Obscure double glazed window to rear aspect. A two piece suite comprising inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled flooring. Part tiled walls. Plastered ceiling.



### SITTING ROOM/GROUND FLOOR BEDROOM 12' 1" x 12' (3.68m x 3.66m)

Double glazed window to front aspect. Coving to plastered ceiling. Radiator.





### **KITCHEN 13' 1" x 11' 11" (3.99m x 3.63m)**

Double glazed window to side aspect. A comprehensive range of country style base and eye level units incorporating wood effect roll top work surface with one and a half inset sink drainer unit. Space for freestanding Range cooker with stainless steel extractor chimney above. Space and housing for American style fridge freezer. Integrated washing machine and dishwasher. Integrated microwave. Tiled flooring. Vertical wall mounted radiator. Coving to plastered ceiling with inset spotlighting. Island unit creating breakfast bar with drawer storage. Door to inner lobby.



### **DINING ROOM 14' 9" x 13' 1" (4.5m x 3.99m)**

Two double glazed windows to side aspect. Coving to plastered ceiling. Feature brick built fireplace. Radiator.



### **INNER LOBBY**

Obscure double glazed door providing access to rear garden. Door to boiler/storage room - could be utilised as a further utility area. Door to lounge.

### **OPEN PLAN LOUNGE 26' 7" max x 20' 1" (8.1m x 6.12m)**

Double glazed window to rear aspect. Bi fold doors providing access to rear garden. Wood flooring. Plastered ceiling with inset spotlighting. Open feature fireplace with inset log burner and oak mantle. Radiators. Bi folding internal doors providing access to dining room.



## FIRST FLOOR LANDING

### BEDROOM TWO 17' into bay x 12' 2" (5.18m x 3.71m)

Double glazed window to side aspect. Plastered ceiling. Radiator. Eaves storage cupboards.



### BEDROOM THREE 17' x 11' 3" (5.18m x 3.43m)

Double glazed window to side aspect. Plastered ceiling. Radiator. Eaves storage cupboards.



## LUXURY FAMILY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A four piece suite comprising double walk in shower cubicle with thermostatic shower, double width vanity unit with inset wash hand basin and low level wc. Chrome heated towel radiator. Tiled walls. Wood effect tiled flooring. Steps up to **BATH AREA** with Velux window to side aspect. Freestanding bath with floor mounted chrome mixer taps. Tiled walls. Tiled flooring.





**MASTER BEDROOM SUITE 23' 11" x 14' 10" (7.29m x 4.52m)**

Double glazed windows to dual aspects. Double glazed French doors, opening inwards, leading to **JULIET BALCONY** providing views over the stunning rear garden. Plastered ceiling. Radiators. Door to en suite.



**EN SUITE SHOWER ROOM**

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. Chrome heated towel radiator. Wood effect tiled flooring. Tiled walls. Plastered ceiling.



**DRESSING ROOM 10' 9" max x 10' 8" max (3.28m x 3.25m)**

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

**Agents Note:**

*There is an option to convert the dressing room into another bedroom.*



## EXTERIOR.

The **REAR GARDEN** measures in excess of 100ft (30.48m) deep by 50ft (15.24m) wide commencing with large sweeping patio area. Laid to lawn. A selection of mature flower and tree borders. Fencing to all boundaries. Door to garage. Gate providing access to front.

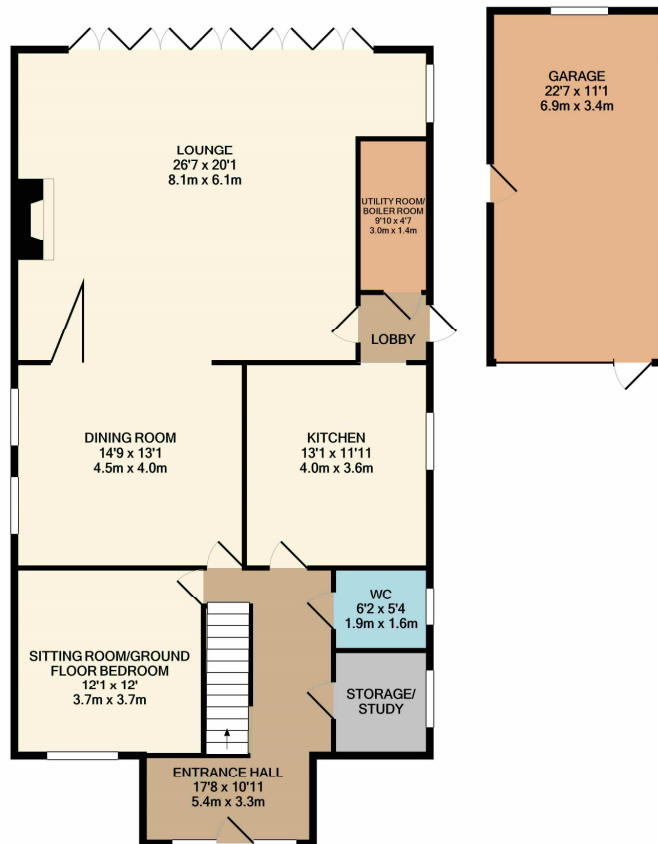


The **FRONT** has a large sweeping block paved driveway providing off street parking for several vehicles. Lawn area. Driveway leads to garage.

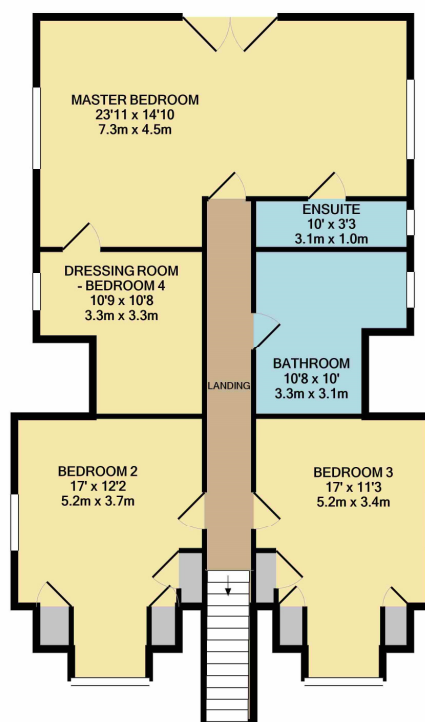


**GARAGE 22' 7" x 11' 1" (6.88m x 3.38m)** with up and over door. Power and lighting.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1516 SQ.FT.  
(140.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 996 SQ.FT.  
(92.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2512 SQ.FT. (233.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 architect, architect and architect shall not be held responsible for any error, omission, or mis-statement.

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.