

Thorpe Road, Hawkwell, SS5 4EP



£650,000

Built in 2014 by the reputable David Wilson Homes is this simply stunning four double bedroom detached family home with quality fittings throughout including fitted kitchen, bathroom and en suites. As well as three ground floor reception rooms, a stunning landscaped rear garden, detached garage with off street parking for three/four vehicles. Viewing highly advised. Our Ref: 16118.



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via entrance door to entrance hall.

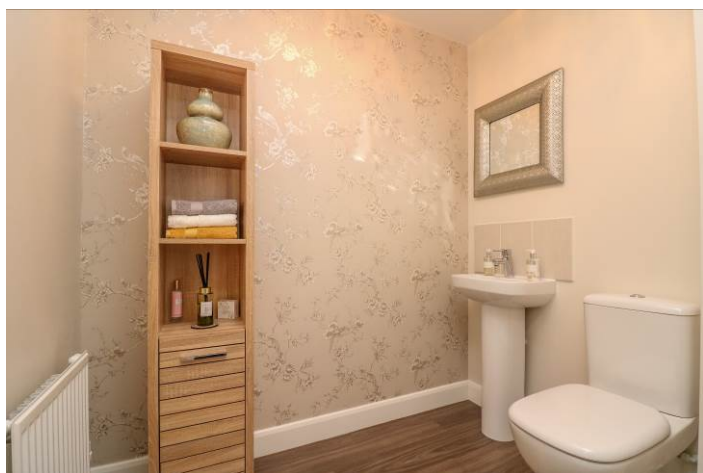
ENTRANCE HALL

Amtico flooring. Stairs to first floor accommodation with large under stairs storage cupboard. Additional double storage cupboard.



GROUND FLOOR CLOAKROOM 6' 6" x 4' 9" (1.98m x 1.45m)

A two piece suite comprising pedestal wash hand basin with chrome tap and tiled splash back, low level wc with dual push flush. Radiator. Amtico flooring.



DINING ROOM 12' 1" x 11' 4" into bay window (3.68m x 3.45m)

Double glazed bay window to front aspect. Radiator. Luxury fitted carpet.



LOUNGE 16' 3" x 15' 2" max into bay window (4.95m x 4.62m)

Double glazed windows to dual aspects. Double glazed French doors providing access to rear garden. Radiators. Luxury fitted carpet.



STUDY 8' 9" x 7' 9" (2.67m x 2.36m)

Double glazed window to front aspect. Radiator. Fitted L-shaped desk. Luxury fitted carpet.



KITCHEN 12' x 10' 7" (3.66m x 3.23m)

Double glazed French doors providing access to rear garden. A high quality modern fitted kitchen comprising high gloss base and eye level units incorporating wood effect work surface and matching up stand. Inset stainless steel sink drainer unit. Built in waist and eye level double oven. Inset gas hob with splash back and stainless steel extractor hood above. Integrated fridge freezer. Integrated dishwasher. Tiled splash back. Radiator. Amtico flooring. Door to utility room.

UTILITY ROOM 6' 4" x 5' 7" (1.93m x 1.7m)

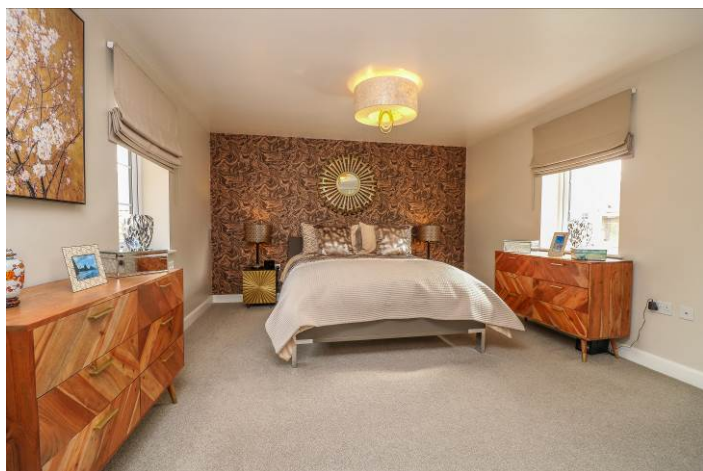
High gloss base and eye level units incorporating work surface above and space below for washing machine and tumble dryer. Tiled splash back. Amtico flooring.

FIRST FLOOR LANDING

Double glazed window to side over stairs. Two storage cupboards.

BEDROOM ONE 16' 5" x 12' 2" (5m x 3.71m)

Double glazed windows to dual aspects. Built in wardrobes. Radiator. Luxury fitted carpet. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising double shower with sliding glass door and tiled surround, pedestal wash hand basin with chrome tap and low level wc with dual push flush above. Chrome heated towel rail. Part tiled walls. Amtico flooring.



BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m)

Double glazed window to rear aspect. Built in wardrobes. Radiator. Luxury fitted carpet.



BEDROOM THREE 13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed window to front aspect. Radiator. Luxury fitted carpet.



BEDROOM FOUR 10' 10" x 7' 7" (3.3m x 2.31m)

Double glazed window to front aspect. Radiator. Luxury fitted carpet.



FAMILY BATHROOM 8' 4" x 6' 11" (2.54m x 2.11m)

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with chrome tap, shower with glass shower screen and tiled surround, pedestal wash hand basin with chrome tap and low level wc with dual push flush above. Chrome heated towel rail. Part tiled wall. Amtico flooring.



EXTERIOR.

A **LANDSCAPED REAR GARDEN** measuring **37ft x 37ft (11.28m x 11.28m)** commencing onto large Indian sandstone patio with ample space for table and chairs. Exterior security lighting. Lawn with granite block paved border. Raised retaining wall with Italian porcelain tiles. Mature shrubs and flower beds. Side gate providing access to garage and garden. **PITCHED ROOF DETACHED GARAGE 23' 9" x 9' 10" (7.24m x 3m)** with up and over door. Power and lighting.



The **FRONT** has a large block paved driveway providing off street parking for three/four vehicles leading to the garage. Established shrubs. Bespoke metal railings with gate and pathway leading to entrance door.

Agents Note:

The vendors advise that there is a small monthly service charge which is paid for the maintenance of the communal grounds.



TOTAL FLOOR AREA: 1774 sq.ft. (164.8 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 tested and no guarantee as to their operability or efficiency can be given.
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