

Williams & Donovan

Sales · Lettings · New Homes

Thorpe Road, Hawkwell, SS5 4JT



Guide Price £600,000

Occupying one of the most favourable positions on this David Wilson Development, approached via the unmade Thorpe Road, is this stunning four bedroom detached family home. On a larger than average plot with large frontage, double garage to rear, landscaped rear garden and en suite to master bedroom. Walking distance to local amenities. Viewing advised.
EPC Rating: B. Our Ref: 17628.



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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Stairs to first floor accommodation. Radiator. Tiled flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 21' 1" max x 15' 8" (6.43m x 4.78m)

Double glazed window to front aspect. Full height double glazed windows overlooking rear garden. Double glazed French doors providing access to rear garden. Radiators. Tiled flooring. Plastered ceiling.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin with tiled splash back and low level wc. Radiator. Tiled flooring. Plastered ceiling.



LOUNGE 17' 5" max x 15' max (5.31m x 4.57m)

Double glazed bay window to front aspect. Radiator. Plastered ceiling.



KITCHEN AREA

A comprehensive range of high gloss base and eye level units incorporating complimentary work surface with one and a half inset sink drainer unit. Complimentary up-stand with part tiled splash back. Integrated electric oven with gas hob and stainless steel extractor chimney above. Integrated fridge freezer and dishwasher. Door to utility room.



UTILITY ROOM 6' 4" x 6' 3" (1.93m x 1.91m)

Double glazed door providing access to rear garden. Base and eye level units incorporating work surface with inset sink drainer unit. Tiled splash back. Space and plumbing for appliances. Cupboard housing wall mounted boiler. Tiled flooring. Plastered ceiling.

FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard.



BEDROOM TWO 11' 6" x 11' 2" (3.51m x 3.4m)

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



BEDROOM ONE 16' 10" max x 12' 7" max (5.13m x 3.84m)

Double glazed windows to front and rear aspects. Fitted wardrobes to one wall. Radiator. Plastered ceiling. Door to en suite.



BEDROOM THREE 9' 5" x 9' (2.87m x 2.74m)

Double glazed window to front aspect. Fitted wardrobes. Radiator. Plastered ceiling.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising double walk in shower cubicle, pedestal wash hand basin and low level wc. Heated towel radiator. Part tiled walls. Tiled flooring.

BEDROOM FOUR 8' 7" x 6' (2.62m x 1.83m)

Double glazed window to front aspect. Fitted wardrobe. Radiator.

BATHROOM

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



EXTERIOR.

The **REAR GARDEN** has been landscaped by the current vendors commencing with patio area leading to high quality artificial lawn. Flower and shrub borders. Shed to remain. Gate to front.



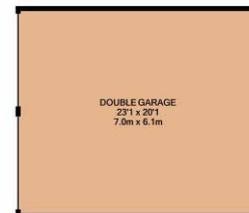
Gate providing access to rear leading to **DETACHED DOUBLE GARAGE**.



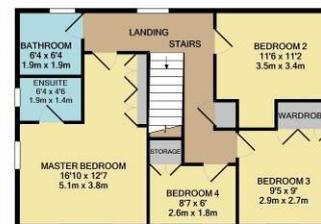
The **FRONT** is approached via Thorpe Road with pathway with large lawn and hedge frontage providing screening and privacy.

Agents Note:

The detached double garage at the rear is accessed via Nursery Drive.



GROUND FLOOR
APPROX. FLOOR
AREA 1145 SQ.FT.
(106.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1777 SQ.FT. (165.1 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan contained herein, 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 hereon have not been tested and no guarantee as to their operability or efficiency can be given.
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