

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Folly Lane, Hockley, SS5 4SE



Guide Price:
£600,000 - £625,000

Situated on the sought after Folly Lane with a generous road frontage is this stunning four double bedroom detached family home which has been improved by the current owners to a very high specification throughout having two reception rooms, spacious luxury fitted kitchen/breakfast room providing direct access to rear garden, utility room and ground floor cloakroom. With a master bedroom suite with open plan dressing room and luxury en suite bathroom. Externally there is a landscaped rear garden and driveway providing off street parking for several vehicles.

Council Tax Band: E. EPC Rating: E.

Viewing highly recommended. Our Ref: 18532.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc. Marble tiled flooring. Plastered ceiling.



STUDY 8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed window to front aspect. Radiator. Plastered ceiling with inset LED spotlighting.



LOUNGE 15' 7" x 12' 6" (4.75m x 3.81m)

Double glazed bay window to front aspect. Feature brick built fireplace with inset fire. Custom fitted shelving and storage to one wall. Contemporary vertical radiator. Coving to plastered ceiling. French doors providing access to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 31' 2" x 10' 4" (9.5m x 3.15m)

Double glazed windows to rear aspect. Double glazed bi-folding doors providing access to rear garden. Door to utility room.



BREAKFAST AREA

Bi-folding doors providing access to rear garden. Contemporary vertical radiator. Plastered ceiling with inset spotlighting.



KITCHEN AREA

A comprehensive range of modern Shaker style base and eye level units incorporating quartz sparkle effect work surface with inset butler sink with chrome mixer tap. Complimentary quartz upstand. Integrated twin eye level electric oven. Induction hob with stainless steel extractor chimney above. Integrated dishwasher. Wood effect flooring. Plastered ceiling with inset spotlighting.



UTILITY ROOM 8' 10" x 5' 6" (2.69m x 1.68m)

Double glazed door providing access to side aspect. Base level units. Space and plumbing for appliances. Stainless steel sink drainer unit with brick tiled splash back. Full height storage cupboard. Wood effect flooring.



FIRST FLOOR GALLERIED LANDING

Spacious split level galleried landing. Obscure double glazed window to side aspect. Velux window to front aspect.



BEDROOM ONE 13' 4" x 11' (4.06m x 3.35m)

Double glazed window to rear aspect. Coving to plastered ceiling. Radiator. Open plan through to dressing room.



DRESSING ROOM 5' 9" x 5' 1" (1.75m x 1.55m)

Custom fitted mirror fronted sliding doors providing access to wardrobe storage to both walls. Feature sliding doors providing access to en suite.



LUXURY EN SUITE BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising freestanding bath with floor mounted chrome mixer taps, inset wash hand basin with vanity storage below and close coupled wc. Heated chrome towel rail. Marble tiled walls with complimentary flooring. Coving to plastered ceiling.



BEDROOM TWO 10' 4" x 9' 10" (3.15m x 3m)

Double glazed window to rear aspect. Radiator. Over head bedroom storage. Plastered ceiling.



BEDROOM THREE 10' 5" x 8' 10" (3.18m x 2.69m)

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



BEDROOM FOUR 10' 4" x 8' 10" (3.15m x 2.69m)

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



LUXURY FAMILY BATHROOM

Obscure double glazed window to front aspect. A four piece suite comprising panelled bath with chrome mixer tap and shower attachment, tiled shower cubicle with thermostatic shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Chrome towel radiator. Part marble tiled walls. Complimentary tiled flooring. Coving to plastered ceiling with inset spotlighting.



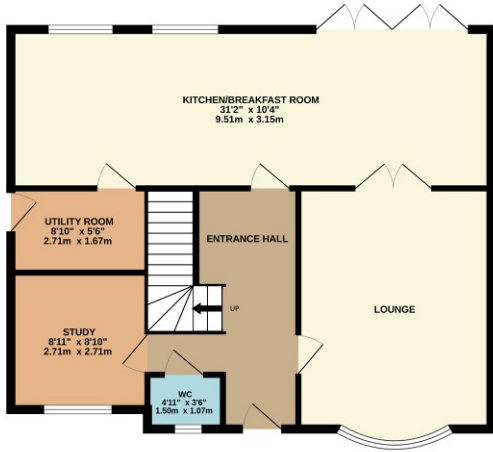
EXTERIOR.

The **RECENTLY LANDSCAPED REAR GARDEN** commencing with patio area leading to garden. Laid to lawn with sleeper borders. Stripped wood feature fencing. Gate providing access to front.

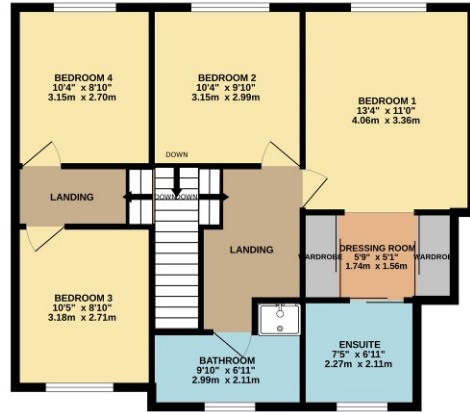


The **FRONT** has a large driveway providing off street parking for several vehicles.

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.3 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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