

27 Fountain Lane, Hockley, SS5 4ST
£1,250,000

ST GEORGE
Online and High Street Estate Agency

***** SUPER 4/5 BEDROOM HOME WITH CONTEMPORARY LIVING AND 3/4 OF AN ACRE PLOT *****
This immaculate home offers bright and spacious accommodation with open plan living having a most welcoming feel immediately you enter the property with a spacious reception hall, spacious lounge/entertainment room leading to the stunning open plan kitchen family room having high ceilings and extensive windows overlooking the superb garden, utility room and cloakroom
to the first floor are 3/4 double bedrooms and bathroom and the second floor is the principle suite comprising the bedroom, dressing room, luxury En-Suite bathroom and rear balcony
Externally the property is set within 3/4 of an acre of landscaped gardens and a sweeping gated drive providing extensive parking and access to the garage,
Situated in one of the premium tree lined roads of hockey close to countryside walks Hockley woods & Station, bus routes to Rayleigh are also close by







ACCOMMODATION

RECEPTION HALL
A delightful & welcoming hall with double storey atrium ceiling with upvc double glazed windows, contemporary radiator, tiled floor, power points,

CLOAKROOM
Modern white suite comprising low level wc, pedestal wash hand basin, tiled walls & complimentary tiled floor, spot lighting,

LOUNGE & ENTERTAINMENT ROOM
26'5 x 13'1 (8.05m x 3.99m)
UPVC double glazed window to front, feature inset wood burning stove with Oak sleeper style mantel & slate hearth, wall lights, Oak wood flooring, radiators, power & Tv points,

STUDY/OFFICE ROOM
13'1 x 11'5 (3.99m x 3.48m)
UPVC double glazed windows to both front and rear elevations with further double glazed sliding doors to side, Oak wood flooring, coving, wall lights, radiator, power & telephone points,

OPEN PLAN KITCHEN & FAMILY ROOM
37' x 20'6 max (11.28m x 6.25m max)
A superb open space with high ceilings and natural light with floor to ceiling windows & Bi-Folding doors to the rear elevations opening on to the secluded garden, further sliding doors to side,
KITCHEN AREA: comprises of a quality and contemporary range of white cabinets to base level with matching island, light grey quartz stone worktops incorporating a breakfast bar, inst sink drainer, Smeg range style cooker having an extractor above, integrated dishwasher, tiled floor, spot lighting, cloaks cupboard,
DINING & SITTING AREA: Tiled floor with up-lighting, power & Tv points,

UTILITY ROOM
7'9 x 7'9 (2.36m x 2.36m)
Worktops & storage cupboards, inset sink/drainer, boiler cupboard, plumbing for washing machine and space for tumble dryer, power points,

FIRST FLOOR LANDING
Feature windows to the front elevation, airing cupboard, poer point. spot lighting, stairs to the principle bedroom suite,

BEDROOM 2
15'5 x 14'7 (4.70m x 4.45m)
UPVC double glazed window to front, radiator, power & Tv points, coving

BEDROOM 3
13'1 x 10'1 (3.99m x 3.07m)
UPVC double glazed windows to both rear & side elevations, radiator, power points,

BEDROOM 4/5
21'7 x 8'5 (6.58m x 2.57m)
UPVC double glazed windows to front & rear, radiator, power & Tv point (PLEASE NOTE, this room was originally two separate bedrooms and can easily re-instated)

FAMILY BATHROOM
UPVC double glazed window to rear, modern white suite comprising paneled bath, low level wc, wash hand basin, separate glazed shower cubicle, part tiled walls with complimentary tiled floor, radiator/heated towel rail, spot lighting

PRICIPLE BEDROOM SUITE

BEDROOM 1
12'6 x 12'3 (3.81m x 3.73m)
Double glazed french doors to rear balcony having stainless steel hand rails and glazed inset, eves storage, radiator, power & Tv points,

DRESSING AREA
12'6 x 7'6 (3.81m x 2.29m)
UPVC double glazed window to front, radiator, power points, spot lighting

LUXURY EN-SUITE BATHROOM,
UPVC double glazed window to rear, quality white suite comprising, freestanding bath with mixer taps, walk in shower having glazed screen and rainfall shower, low level wc, wash hand basin, fully tiled walls & contrasting tiled floor, spot lighting, extractor fan, fitted wardrobes to one wall,

OUTSIDE

REAR GARDEN
The property stands within an impressive plot of around 3/4 of an acre, commencing of a large tiled patio area ideal for entertaining with a heated swimming pool, further decking area having gazebo and steps to the extensive lawn area, established trees and shrubs provides a delightful back drop and added seclusion, lighting tap & external power points, timber shed houses the heating and pool filtration system, access to front,

FRONT GARDEN
Situated well back from the the tree lined road, and approached via electric gates and brick built boundary walls, resin stone sweeping driveway provides extensive parking and access to the garage, lighting & shrub borders,

GARAGE
Two electric up & over doors to front providing one parking space and storage, lighting & power points,


TIFFANY & CO.

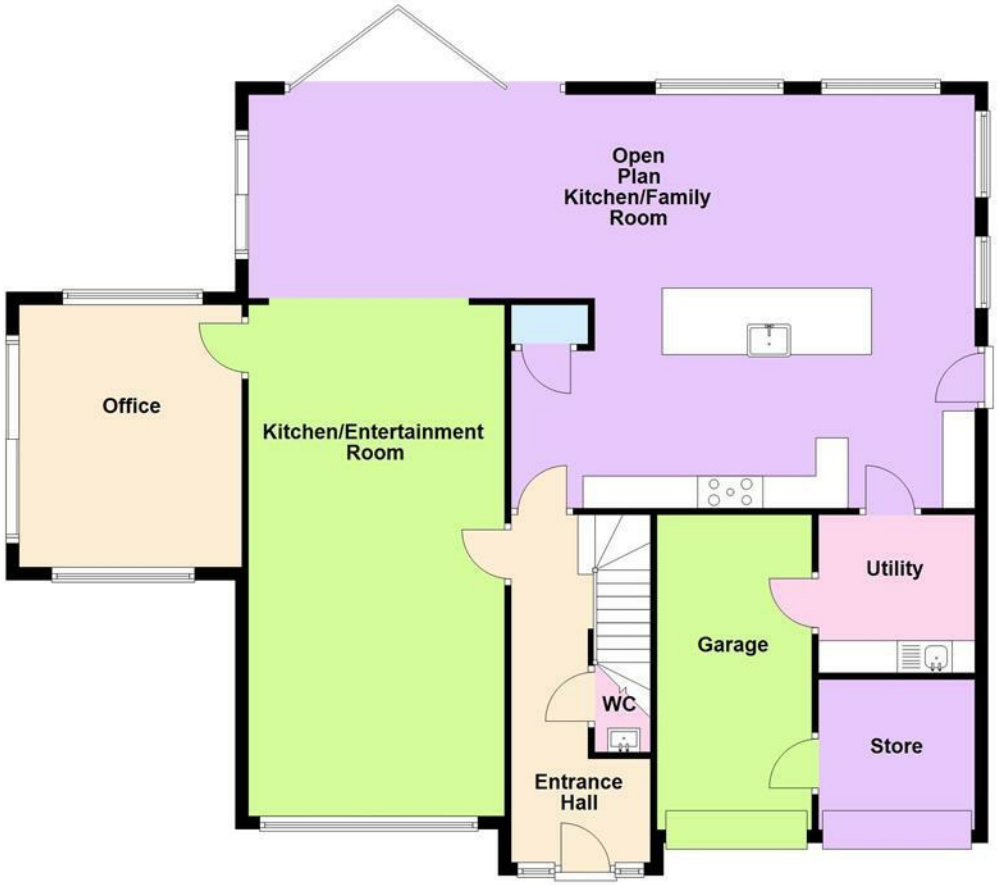





FIESTA SÈTE
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Ground Floor

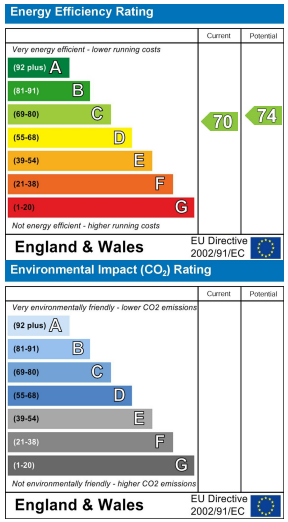


First Floor



Second Floor





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