

9 Fountain Lane, Hockley, SS5 4ST  
GUIDE PRICE £700,000 - £725,000

**bear**  
*Estate Agents*





# 9 Fountain Lane, Hockley, SS5 4ST

Guide Price £685,000-£720,000.

Bear Estate Agents are proud to announce for sale this FOUR / FIVE bedroom detached family home, sitting on a beautiful plot in one of Hockley's most prestigious roads!

Boasting an array of beauty throughout including an incredible balcony to the Master Bedroom. Now imagine summer evenings, over looking ACRES of Farm Land, watching the sunset over the WEST Facing Garden, which you are COMPLETELY un-over looked and boasting breath-taking views.

If location is key, this will tick all the boxes, close to all local amenities, travel links, Primary and Secondary Schools, the list goes one.

Internally this property benefits from a spacious lounge, study/bedroom, downstairs WC, kitchen/diner, utility room, conservatory with AC, four/five double bedrooms and a four piece family bathroom. Ticking ever box!

Externally Fountain Lane provides a large frontage with off street parking for up to six vehicles, a single garage, access to the side and benefitting from being located on such a sought after Road.

Finished to a high standard throughout but still boasting huge potential to extend STPP. Internal viewings are a must to appreciate the true beauty of this home.

## Frontage

Independent driveway, off street parking for six vehicles, fence surrounds, 7kw EV charger to the front of the house. External double socket adjacent to this. Access to the rear garden.

## Hallway

Property is entered by a composite front door with an obscure double glazed window to the front aspect, carpet, wall mounted radiator and a pendant ceiling light.

## Bedroom Five/Office

13 x 10

Carpet throughout, wall mounted radiator, double glazed window to the front aspect, coving to ceiling edge, 3 pendant ceiling light, plenty of power points and space for storage.

## W/C

tiled floors, tiled surrounds, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlight, obscure double glazed window to the side aspect, wall mounted chrome heated towel rail, vanity sink unit and a wall mounted w/c.

## Lounge

23' x 12'6

Carpeting throughout, smooth ceilings with coving to ceiling edge, wall mounted

radiator and two pendant ceiling lights, feature log burner, wall mounted radiator, obscure double glazed window to the side, under stairs storage, plenty of power points and double glazed bi-folds leading onto the rear garden.

## Kitchen

21'1 x 9'5

Wood effect floors throughout, comprises of a range of eye and base level units with granite affect worktops, stainless steel sink, integrated dishwasher, four ring induction hob with extractor fan above, integrated double oven, smooth ceilings with coving to ceiling edge, inset centre ceiling spotlights, wall mounted radiator, double glazed window to the side aspect. double glazed door leading to the side access and this is open plan into the utility area. All fitted Appliances are NEFF

## Utility

8'7 x 5'5

Wood effect floors, roll top work surfaces, base level units, space for white goods, space for a fridge freezer, incorporating a stainless steel sink with draining board, obscure double glazed window to the side aspect and a pendant ceiling light. All fitted Appliances are NEFF

## Conservatory

15' x 13'4

Wood effect floors, air conditioning unit, plenty of power points, double glazed french doors leading onto the rear garden, double glazed windows and access to the side and garage, wall mounted radiator and power points.









### **Main hallway**

Carpet throughout, doors leading to bedrooms and bathroom, loft access, pendant ceiling light.

### **Bathroom**

Comprises of a four piece suite, a walk in shower with a rainfall shower head, paneled bath, vanity sink unit, wall mounted w/c, tiled floors, tiled surrounds, smooth ceilings with inset spotlights, extractor fan, shaver point, obscure double glazed windows to the side aspect and a chrome heated towel rail.

### **Master Bedroom**

12' x 9'

Carpet throughout, coving to ceiling edge, integrated wardrobes, double glazed window facing the rear aspect, wall mounted radiator, plenty of power points and a double glazed door leading onto the balcony with stunning farm land views.

### **Balcony**

23' x 9'

Full decking area, width of the house and offers breathtaking views.

### **Bedroom Two**

12' x 10'

carpet throughout, double glazed windows facing the front aspect, built in wardrobes, wall mounted radiator, coving to ceiling edge, pendant ceiling light and plenty of power points.

### **Bedroom Three**

9' x 9'

Carpet throughout, double glazed window to the front aspect, pendant ceiling light, power points and space for storage,

### **Bedroom Four**

10'2 x 9'8

Integrated storage unit, double glazed windows, wall mounted radiator, pendant ceiling light, carpet throughout and power points.

### **Rear Garden**

Commences a patio area, approximately 100ft, completely unoverlooked, fence surrounds, mature shrubs and trees, access on the left hand side, outside lighting and a hot and cold tap down the side access. Two external double sockets along with green house and shed. Both will remain.

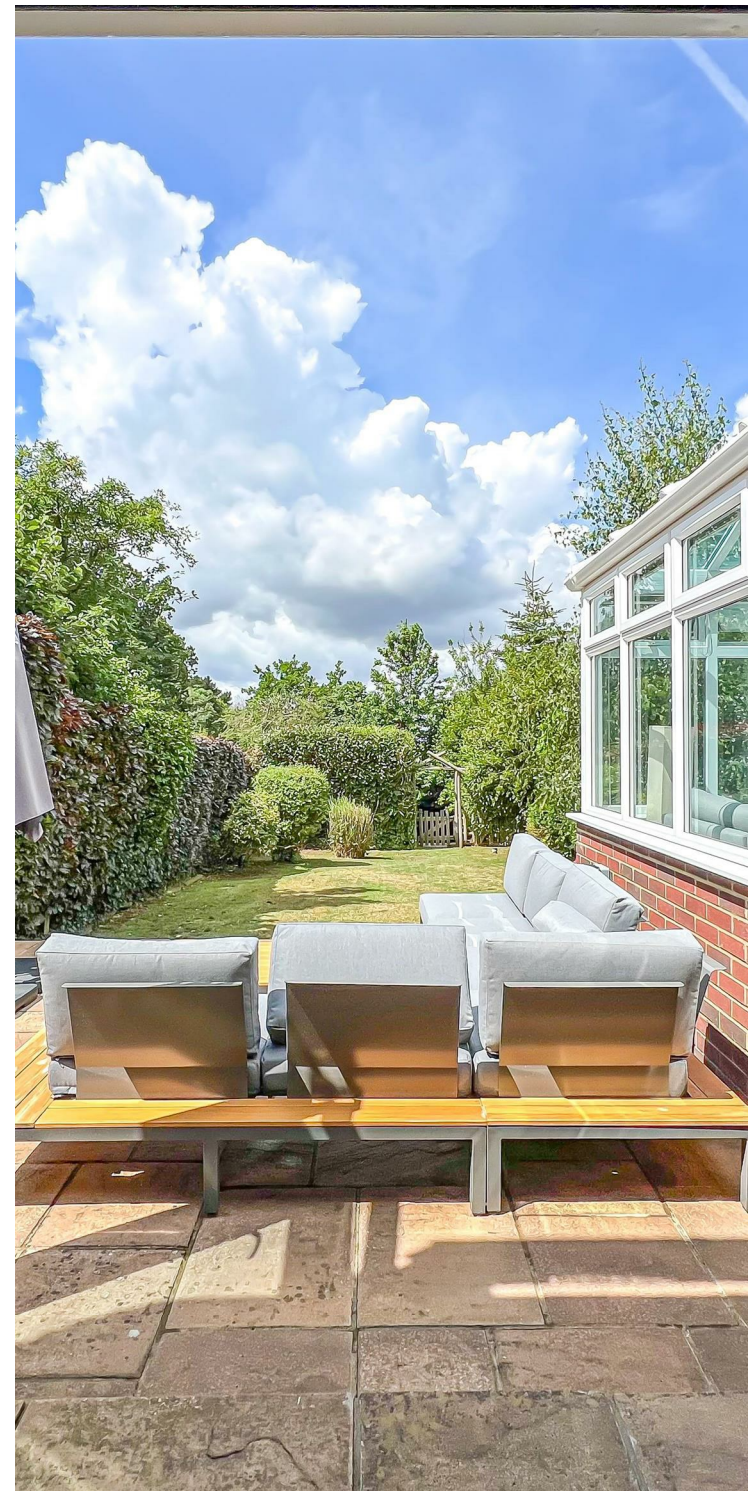
### **Garage**

Electrically operated garage door with 40mm insulated door. space for one car, lighting and space for storage. Wall mounted new combo boiler fitted in April 2023, Water, Gas & Electric smart meters fitted in garage also.

### **Agents Note**

The seller has informed us of the following: Cavity Wall insulation undertaken in 2023, the loft is boarded, insulated and benefits from power & lighting. Brand New combo boiler fitted in April 2023 along with new radiators throughout the house. Water, Gas & Electric smart meters fitted in the garage. House electrics upgraded and certified in 2020







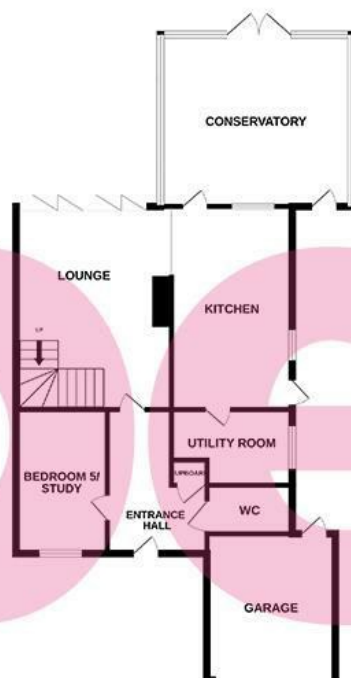
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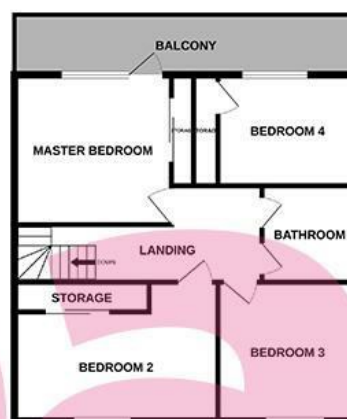
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GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is as to their suitability or efficiency can be given.  
Made with Miroplan (2023)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	83
England & Wales	EU Directive 2002/91/EC	