



Fountain Lane | | Hockley | SS5 4ST

Guide Price £950,000

bear
Estate Agents

This impressive, detached house over two plots which is one third of an acre offers a wonderful opportunity for families seeking a spacious and versatile home. Boasting five generously sized bedrooms, this property is perfect for those who require ample living space. The two reception rooms provide a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house features two well-appointed bathrooms, ensuring convenience for the entire family. A downstairs WC adds to the practicality of the layout. The conservatory is a delightful addition, allowing natural light to flood in and providing a serene space to enjoy the views of the expansive rear garden.

Set on a substantial plot, the property benefits from off-street parking for multiple vehicles, along with a double garage for additional storage or workshop space. The side access enhances the functionality of the outdoor area, making it easy to navigate the large rear garden, which presents a blank canvas for gardening enthusiasts or those looking to create a family haven.

While the property may require some tender loving care, it holds immense potential for those wishing to personalise their living space. With the right vision, this house can be transformed into a stunning family home that reflects your unique style and taste.

This detached five-bedroom house on Fountain Lane is a rare find, offering both space and potential in a desirable location. It is an ideal choice for families looking to settle in a welcoming community while having the opportunity to make the property their own.

- Private Driveway
- 4/5 Double Bedrooms
- Private Rear Garden
- Car Port Fitted With Car Charging Points
- Downstairs WC
- Two Large Double Garages
- Solar Panels
- Potential To Extend Both Ground Floor And First Floor
- No Onward Chain
- Breath-taking Views

Entrance Porch

Double glazed sliding doors leading to entrance hall.





Entrance Hall

Stairs leading to first floor accommodation. Coving to textured ceiling and wood flooring.

Ground Floor Cloakroom/WC

Pedestal wash hand basin. Wood flooring

Ground Floor Bedroom/ Sitting Room

17'5 x 9'6 (5.31m x 2.90m)

Double glazed window with views of front aspect. Radiator. Wood flooring. Coving to textured ceiling. Loft access.

Ground Floor Bedroom/Annex

17'5 x 12'9 (5.31m x 3.89m)

Double glazed window viewing the front aspect. Feature vaulted ceiling. Two Velux windows. Vertical radiator. Wood effect flooring. Open through to the lobby area.

Lobby Area

Velux window.

En-suite

Velux window. Inset hand basin with vanity storage below. Triple size walk-in glass shower enclosure with wall mounted thermostatic shower. Plastered ceiling. Underfloor heating. Heated towel radiator.

Secondary Kitchen

14'10 x 12'9 (4.52m x 3.89m)

Double glazed window to the rear aspect. Double glazed Barn style door providing access to rear garden. Comprehensive range of high gloss base units. Breakfast bar. Electric oven. Separate gas hob with splash back and stainless steel extractor chimney over. Wall mounted boiler. Tiled floor. Coving to plastered ceiling. Door to main house Kitchen/breakfast room.

Kitchen/Breakfast room

19'5 x 11'7 (5.92m x 3.53m)

Double glazed window viewing the rear aspect. Comprehensive range of units. Inset sink drainer unit. Tiled floor. Integrated double oven with gas hob and extractor over. Integrated under counter fridge. Integrated dish washer. Steps up to the breakfast area. Red oak flooring. Coving to textured ceiling. Contemporary vertical radiator. Stable door to the rear garden.

Reception Room

Wood flooring. Coving to textured ceiling. Radiator. Open through to Conservatory and Lounge.

Lounge

15'10 x 13'3 (4.83m x 4.04m)

Double glazed bay window to the front aspect. Double glazed patio doors providing access to Conservatory. Radiator. Feature brick built fireplace. Coving to textured ceiling. Wood flooring.





Conservatory

21'10 x 14'7 (6.65m x 4.45m)

Full length double glazed windows. Double glazed French doors providing access to the rear garden. Air source heating and cooling system. Wood flooring. Vertical radiators. Air conditioning.

Landing

Loft access. Large double glazed window to the front aspect and access to all bedrooms and bathroom.

Bedroom One

15'10 x 11'4 (4.83m x 3.45m)

Double glazed large window to the front aspect. Double glazed window viewing the rear aspect. Fitted wardrobes to one wall. Radiators. Coving to textured ceiling.

Bedroom Two

11'6 x 11'4 (3.51m x 3.45m)

Double glazed large window viewing the rear aspect. Built-in wardrobes with mirrored sliding doors. Radiator. Coving to ceiling.

Bedroom Three

8'11 x 8'1 (2.72m x 2.46m)

Double glazed large window viewing the rear aspect. Built-in wardrobes with mirrored sliding doors to one wall. Radiator. Cupboard housing hot water tank and solar panel diverting excess power to the hot water tank.

Fitted Luxury Bathroom

Obscure double glazed window to the side aspect. WC with concealed cistern. Bidet. Inset basin with high gloss vanity storage below. Tiled double walk-in shower cubicle with thermostatic shower. Plastered ceiling. Inset spot lights. Heated towel radiator.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - G

Extra Information :

Solar panels inverters are under warranty which they can then be controlled by an App

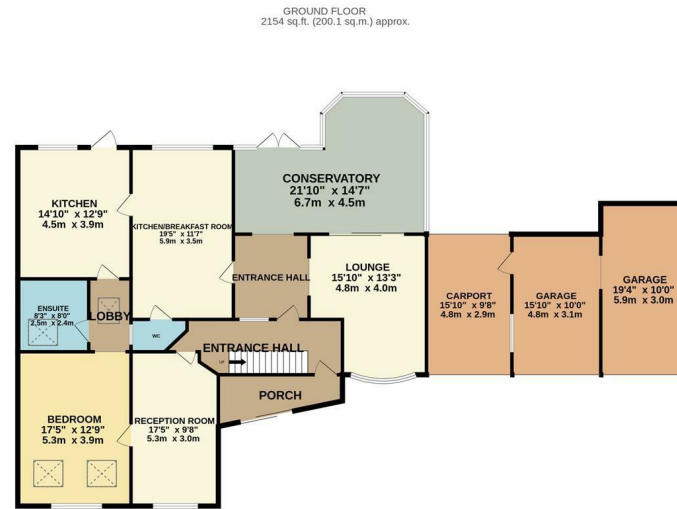
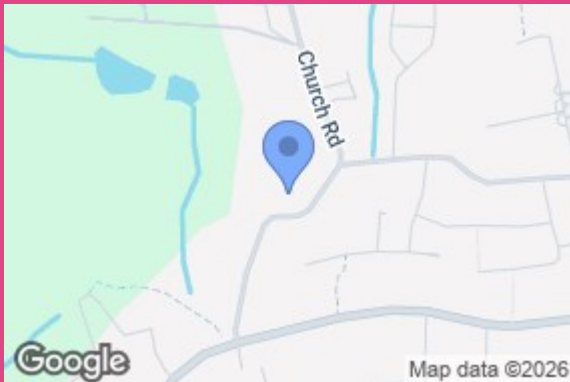
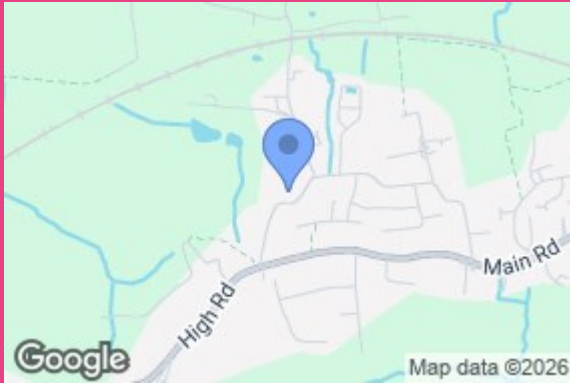
Carpets are less than 2 years old

Large good quality and maintenance free lifetime shed,

Summer house and Greenhouse is all included

Carport is wired up ready for car charger





TOTAL FLOOR AREA: 2732 sq.ft. (253.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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