



Folly Lane | | Hockley | SS5 4SE  
Guide Price £1,400,000

**bear**  
*Estate Agents*



Nestled on the charming and sought after Folly Lane in Hockley, this impressive detached house offers a perfect blend of space, comfort, and modern living. With six well-appointed bedrooms, with three of them including a primary suite and the primary bedroom featuring an ensuite bathroom and a generous walk-in wardrobe, this home is designed to cater to the needs of a growing family or those who enjoy entertaining guests.

As you enter, you are greeted by a grand hallway that sets the tone for the rest of the property. The two spacious reception rooms provide ample space for relaxation and social gatherings, while the open-plan kitchen diner is a true highlight. And underfloor heating throughout the ground floor. This contemporary space is ideal for family meals and entertaining, allowing for a seamless flow between cooking and dining.

Outside, the property features a garage and off street parking for many vehicles, adding to the practicality of this delightful home. The home has security cameras fitted around the exterior of the property and answer phone to the gate. The location on Folly Lane offers a peaceful setting while still being conveniently close to local amenities and transport links.

It is perfect for those seeking a spacious family home in a desirable area. Don't miss the opportunity to make this stunning property your own.

- Detached Five Bedroom Family House
- Spacious Open Plan Kitchen Diner
- Underfloor Heating Throughout
- Utility Room
- Close Proximity To Local Amenities
- Modern Interior
- Three Ensuities
- Ample Off Street Parking
- Downstairs Cloak Room
- Must View !

#### Entrance Hall

Entrance door leading into a hallway with double-glazed obscure windows to the front. The smooth vaulted ceiling features inset spotlights. Stairs to the first-floor galleried landing. Understairs storage cupboard and wall-mounted alarm panel. Porcelain tiled flooring with underfloor heating.

#### Lounge

15'7 x 13'6 (4.75m x 4.11m )

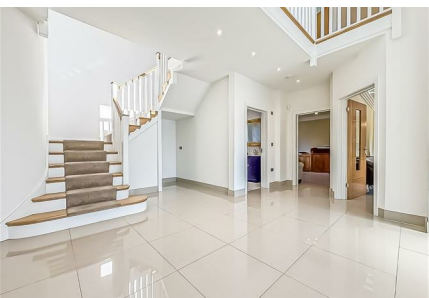
Front-facing double-glazed windows, smooth ceiling with coved cornice and pendant lighting. Porcelain tiled flooring with underfloor heating.

#### Downstairs Cloakroom

Two-piece suite featuring a twin marbled washbasin with Omnires taps integrated into a vanity unit, and a low-level WC with a Gerberit dual-flush system. Rear-facing double-glazed obscure window. Smooth ceiling with coved corning and recessed spotlights. Porcelain tiled walls and flooring, with underfloor heating.







#### **Kitchen/ Family Room**

18'9 x 17'9 (5.72m x 5.41m )

A range of wall and base units with quartz countertops, featuring a one-and-a-half composite sink with mixer tap and Zip filtered hot water tap. Central island with matching countertop and prep sink with mixer tap, plus extended laminate surface forming a breakfast bar. Integrated Siemens appliances include a standard oven, combi oven, steam oven, and coffee machine, along with a Bora induction hob. Space for an American-style fridge/freezer and two integrated dishwashers, with built-in bin storage. Double-glazed windows to the front and side, coved cornice to the smooth ceiling with recessed spotlights and pendant lighting over the island. Window seat with integrated storage, porcelain tiled flooring with underfloor heating, opening into the dining room.

#### **Dining/Family Room**

Double-glazed French doors to the side opening onto the side garden, with additional double-glazed sliding patio doors providing access to the rear garden. The smooth ceiling features coved cornice with pendant lighting, complemented by hanging pendant lights over the dining area. A feature chimney breast houses an inset log burner. Porcelain tiled flooring with underfloor heating. And door leading to utility.

#### **Utility Room**

11'2 x 6'1 (3.40m x 1.85m )

A range of wall and base units with laminate countertops, featuring a stainless steel sink with mixer tap and drainer. Space allocated for a washing machine and tumble dryer. Partial marbled splashbacks, and a cupboard housing the manifold for the underfloor heating system. Porcelain tiled flooring with underfloor heating. And double-glazed door to the side providing access to the rear garden.

#### **Office/Bedroom Five**

13'3 x 13'1 (4.04m x 3.99m )

Rear-facing double-glazed window, smooth ceiling with coved cornice and pendant lighting. And spotlight over workspace. Porcelain tiled flooring with underfloor heating.

#### **First Floor Landing**

Double-glazed Velux windows. The smooth vaulted ceiling features a statement pendant chandelier. An airing cupboard contains the mega-flow system, along with an additional storage cupboard fitted with shelves. Carpeted flooring throughout. And access to all bedrooms and family bathroom.

#### **Primary Bedroom**

16'0 x 11'8 (4.88m x 3.56m)

Front-facing double-glazed Apex window with custom-fitted shutters, side-facing double-glazed Velux window with electric blinds and openers. USB points. Smooth vaulted ceiling with pendant lighting. Spotlights over dressing table space and mirror with Bluetooth. Eaves storage cupboard and traditional radiator. Premium laminate flooring throughout. And doors accessing the walk in wardrobe and ensuite.

#### **Ensuite Primary Bedroom**

A three-piece bathroom configuration featuring an extended walk-in shower enclosure equipped with a rainfall showerhead, Aqualisa smart technology control system, and marble floor tiles. The ceiling is smoothly vaulted, incorporating recessed spotlights. The walls are partially finished with porcelain tiles, and the flooring consists of porcelain tiles with electric underfloor heating. The washbasin is integrated into a vanity unit with a wall-mounted mixer faucet. Electric toothbrush charger. The low-level WC is paired with a Gerberit flushing system. The rear of the space is fitted with a double-glazed obscure Apex window.

#### **Walk In Wardrobe**

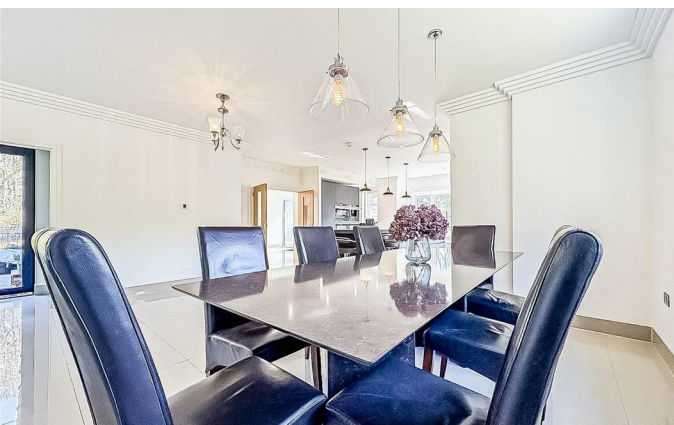
Power points, smooth ceilings with inset spotlights and premium laminate flooring.

#### **Bedroom Two**

16'1 x 14'0 (4.90m x 4.27m)

Front-facing double-glazed windows with custom-fitted shutters, side-facing double-glazed apex window with bespoke shutters. USB points. The room features a smooth vaulted ceiling with integrated downlights and pendant lighting and mirror lighting. Spotlights over dressing table space. A traditional radiator is included, along with premium laminate flooring. And access to the en-suite.







#### Ensuite Bedroom Two

A three-piece bathroom configuration featuring a walk-in shower enclosure with a rainfall showerhead and Aqualisa smart thermostat control. The ceiling is smooth, incorporating recessed spotlights. The walls are partially tiled, and the floor is finished with ceramic tiles, equipped with electric underfloor heating. The washbasin with a mixer faucet is integrated into a vanity unit. Electric toothbrush charger. The low-level WC is installed with a concealed flush system. A double-glazed obscure window is positioned at the front.

#### Bedroom Three

12'2 x 11'6 (3.71m x 3.51m )

Side-facing double-glazed window with custom-built shutters, smooth ceiling with pendant light fixture, USB points, classic radiator, premium laminate flooring, and access door to the en-suite.

#### Ensuite Bedroom Three

Three-piece bathroom suite featuring smooth vaulted ceiling with inset spotlights, extended walk-in shower cubicle with a rainfall shower, washbasin with mixer tap integrated into a vanity unit, electric toothbrush charger and low-level WC. Wall-mounted medicine cabinet, partial tiled walls, and tiled flooring with electric underfloor heating.

#### Bedroom Four

18'0 x 14'3 (5.49m x 4.34m )

Smooth vaulted ceiling with pendant lighting and a feature chimney breast. USB points. Double-glazed apex windows to both sides with custom-fitted shutters. Two traditional radiators and premium laminate flooring throughout.

#### Bedroom Six

13'9 x 13'0 (4.19m x 3.96m)

Front-facing double-glazed window with custom-fitted shutters. USB points. Smooth vaulted ceiling with pendant lighting and traditional radiator. Premium laminate flooring throughout.

#### Family Bathroom

Four-piece bathroom suite featuring an extended walk-in shower cubicle with a rainfall showerhead and Aqualisa smart thermostat. A freestanding roll-top bath with wall-mounted faucet and handheld shower attachment. Wall-mounted twin washbasins integrated into a vanity unit with wall-mounted mixer taps, electric toothbrush charger, Low-level WC and chrome heated towel rail. Double-glazed obscure apex window at the rear. Smooth vaulted ceiling with pendant lighting. Partially tiled walls and tiled flooring.

#### Front Garden

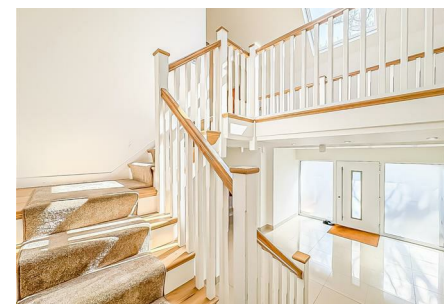
Electric cast-iron gates opening to a spacious front garden with a gravel driveway offering extensive off-street parking. Steps leading to the entrance door, with external lighting. Raised brick border at the front featuring ornamental shrubs. Open access to the side garden with additional mature trees and shrubs. Retained brick wall with a cast-iron balustrade. Electric roller door providing access to the garage and gated side access to the rear garden.

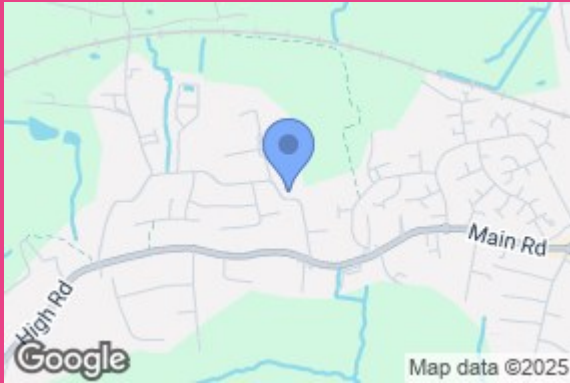
#### Rear Garden

Slab-paved seating area with external lighting and water tap. Block-paved steps descending to the rear, with the remainder of the garden laid to lawn. Open access to the side garden featuring an additional slab-paved seating area and expansive lawn. Mature trees and ornamental shrub borders. Retained brick wall with a cast-iron balustrade. Door leading to the garage and gated side access to the front garden.

#### Garage

Electric roller door to the front with power and lighting. Rear door providing access to the rear garden.





GROUND FLOOR  
1327 sq.ft. (123.3 sq.m.) approx.

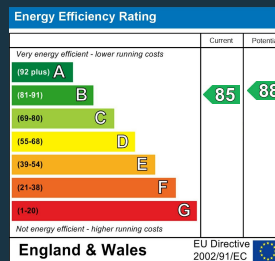


1ST FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA : 2608 sq.ft. (242.3 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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