



Mount Bovers Lane | | Hockley | SS5 4JA

Guide Price £600,000

**bear**  
*Estate Agents*

\*Guide Price £600,000 - £650,000\*

Tucked away on the picturesque Mount Bovers Lane in Hockley, this impressive four-bedroom detached home combines modern comfort with everyday practicality. A generous block-paved driveway offers parking for up to four vehicles, along with convenient side access—perfect for families or hosting gatherings.

Step inside to discover two well-appointed reception rooms, each exuding warmth and character. At the rear, an extended conservatory with a vaulted ceiling and integrated large convector log burner, creates a bright, airy setting ideal for unwinding or entertaining guests. The layout is enhanced by a ground-floor shower room, complemented by a second bathroom upstairs, catering to both residents and visitors with ease.

The quiet and unoverlooked rear garden is a standout feature, offering ample space for outdoor activities, whether it's playtime for the kids or tending to garden beds. A practical shed provides additional storage, enhancing the home's functionality.

Ideally located near Hockley Woods, the village centre, and the local train station, this property offers a wonderful balance of nature, convenience, and community. With its spacious interiors, versatile living areas, and enviable location, this charming home presents a fantastic opportunity for those seeking a tranquil yet well-connected lifestyle. Don't miss out on making it your own!

- EPC Rating: A - For Efficiency And Economy and huge yearly savings
- Large Driveway Providing Off Street Parking For Multiple Vehicles
- Conservatory With Integrated Large Convector Log Burner
- Downstairs Bathroom
- Stones Throw Away From Hockley Woods
- Utility And Laundry Cupboards
- Gated And Locked Side Access
- 15 Solar Panels 6.3kw And Two Large Batteries 13kw
- Close To Local Amenities
- Detached

### Front Garden

A gated, block-paved driveway offers generous parking space, complemented by secure fenced boundaries, side access and mature landscaping.





### Entrance Hall

16'6 x 7'10 (5.03m x 2.39m)

Smooth ceiling with inset spotlights, double glazed window to the front aspect, herringbone flooring, power points, three built in storage cupboards, one of them storing the boiler unit, a shoe storage also housing the electric and gas meter and the last one accessing the utility room storage.

### Utility Storage

Fitted eye and base level units, stainless steel sink with drainer board, marble effect worktop, can store the washing and drying machine, fridge freezer and the boiler.

### Living Room

19'0 x 11'9 (5.79m x 3.58m)

Smooth ceiling with fitted wall lights, double glazed bay window to the front aspect, feature fireplace, power points, wall mounted radiator and carpeted flooring throughout.

### Kitchen/ Diner

17'6 x 9'10 (5.33m x 3.00m )

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, eye and base level units, inset oven with gas hob and extractor fan above, stainless steel sink with mixer tap with drainer board, tiled splashbacks, space for dishwasher, tiled flooring and double glazed patio doors accessing the conservatory.

### Conservatory

18'4 x 12'6 (5.59m x 3.81m)

Large vaulted ceiling extension with gable ended oak framed, fully engineered, fully insulated solid roof with roof tiles, double glazed windows to the rear and side aspect, two double glazed Velux windows, double glazed French doors to the rear aspect, feature wood burner, power points and wood laminate flooring throughout.

### Ground Floor Shower Room

7'0 x 6'0 (2.13m x 1.83m )

Recently converted shower room from WC, newly fitted appliances, vanity sink unit with low level WC attached, walk in fitted shower unit, chrome heated towel rail, obscure double glazed window to the side and tiled walls and flooring surround.

### Galleried Landing

8'6 x 2'8 (2.59m x 0.81m )

Smooth ceiling with pendant ceiling light, double glazed window to the side aspect, access to the loft hatch which is fully boarded and insulated with 6.3kw solar capacity on the roof supplying 2 x 6.5kw storage batteries and access to all bedrooms and family bathroom.





### Bedroom One

13'8 x 9'5 (4.17m x 2.87m )

Smooth ceiling with centre ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

### Bedroom Two

13'8 x 7'10 (4.17m x 2.39m)

Smooth ceiling with centre ceiling light, double glazed window to the front aspect, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

### Bedroom Three

10'2 x 6'11 (3.10m x 2.11m )

Smooth ceiling with centre ceiling light, double glazed window to the side aspect, wall mounted radiator, power points and carpeted flooring throughout.

### Bedroom Four

9'9 x 6'11 (2.97m x 2.11m)

Smooth ceiling with centre ceiling light, double glazed window to the rear aspect, wall mounted radiator, fitted wardrobe storage, power points and carpeted flooring throughout.

### Family Bathroom

8'8 x 7'3 (2.64m x 2.21m)

Smooth ceiling with inset spotlights, obscure double glazed window to the side aspect, double vanity sink unit with mixer tap and WC, fitted shower unit, integrated bath, chrome heated towel rail, tiled walls and flooring surround.

### Rear Garden

Leaving the conservatory you enter onto a sun patio and the rest laid to lawn, fencing surround and practical storage shed and a large log cabin to the rear.

### 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.

Outside sockets front and rear sensor lights front and side.

Total Square Footage- 126.5mtr2 / 1361tf2

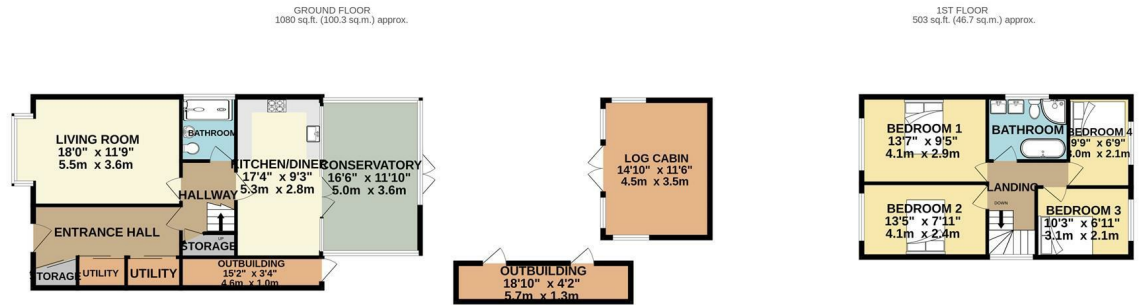
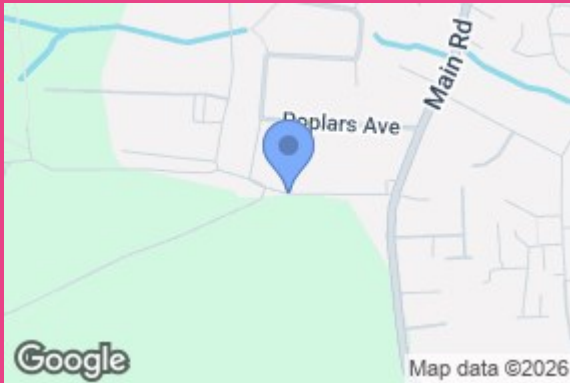
Downstairs - 79.5mtr2 / 856ft2

Upstairs- 47mtr2 / 505ft2

Tenure - Freehold

Council Tax Band - E





TOTAL FLOOR AREA: 1582 sq.ft. (147.0 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                                 |  | 95                      | 99        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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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