



# COUNTRYSIDE ESTATES

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## 8 Pargeters Hyam, Hockley, Essex, SS5 4EA

**£695,000 Freehold**

An impressive five bedroom individual detached family house located in this quiet cul-de-sac location just under a 10 minute walk to the station.

This lovely home has been tastefully decorated throughout and offers excellent family accommodation which includes three receptions, luxury kitchen/breakfast room with separate utility room, whilst to the first floor are five bedrooms with the master and second both having En-Suites, plus large luxury bathroom with shower cubicle.

Externally the property enjoys an established and secluded 50 x 75 max garden and double garage with electric roller door.

VIEWING HIGHLY RECOMMENDED

# 8 Pargeters Hyam, Hockley, Essex, SS5 4EA

## Entrance Hall



Grey Composite security door leading to entrance hall, window to front, staircase to first floor with under stairs cupboard, radiator, power point, coved and skimmed ceiling.

## Family Room/Study 11'3 x 10'5 (3.43m x 3.18m)



Window to front, radiator, wood laminate flooring, coved and skimmed ceiling.

## Lounge 21'1 x 11'9 (6.43m x 3.58m)



A lovely bright and spacious double aspect room with window to front and patio doors leading to conservatory, two radiators, decorative coved and skimmed ceiling with two ornamental ceiling roses, feature limestone fireplace with gas coals fire.

## Luxury/Kitchen/Breakfast Room 16'6 x 14'4 (5.03m x 4.37m)



French doors to rear with full height side panels leading onto garden, open access to conservatory and door to utility room, range of grey coloured modern base and wall cupboards, two drawer pack units, two radiators, two full height pull out larder units, electric double oven, five ring gas hob with extractor hood above, Miele integrated fridge and freezer, Bosch integrated dishwasher, granite worktops, coved and skimmed ceiling with inset ceiling lights, central island unit with inset one and a half bowl sink with mixer tap, Amtico flooring.



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### Utility Room 10'7 x 8'6 (3.23m x 2.59m)



Window and door to rear, single drainer sink unit with cupboards under, radiator, Vaillant wall mounted gas combi boiler (Approx 3 years old and serviced yearly), double built in storage/cloaks cupboard, door to garage and wet-room, plumbed for washing machine, extractor fan, skimmed ceiling with inset lights.

### Wet Room

Fully tiled walls, shower area, pedestal wash hand basin, close coupled wc with push button control, radiator, skimmed ceiling with inset lights, extractor fan.

### Conservatory 13'7 x 12 (4.14m x 3.66m)



Brick and upvc construction, antico flooring matching the kitchen, two radiators.



### Cloakroom

White suite comprising of close coupled wc, wash hand basin with tiled splash-back, tiled floor, radiator, extractor fan.

### Landing

Very spacious L shaped landing with window to front, loft access, built in linen cupboard, power point.

### Bedroom One 16'6 x 12'5 (5.03m x 3.78m)



Bay window to front, radiator, treble and double fitted wardrobes, skimmed ceiling with inset lights.



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### En-Suite Shower Room



Window to rear, double width fully tiled shower cubicle, close coupled wc with push button control, twin marble wash hand basins with mixer taps and cupboards under, radiator, skimmed ceiling with inset lights.

### En-Suite Shower Room



Window to rear, fully tiled walls, tiled floor, corner vanity wash hand basin with cupboards under, fully tiled shower cubicle with overhead and hand held shower attachment, radiator, extractor fan. close coupled wc with push button control.



### Bedroom Two 13'10 x 12'1 (4.22m x 3.68m)



Window to rear, radiator, skimmed ceiling with inset lights.

### Bedroom Three 11'4 x 10'2 (3.45m x 3.10m)



Window to front, radiator, skimmed ceiling, full height sliding door wardrobes to one wall.

### Bedroom Four 12'1 x 7'4 (3.68m x 2.24m)

Window to rear, radiator.

### Bedroom Five 12'2 x 7'3 (3.71m x 2.21m )

Bay window to front, radiator, two double fitted wardrobes, bed recess with cupboards above and bedside cabinet.

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## Luxury Bathroom

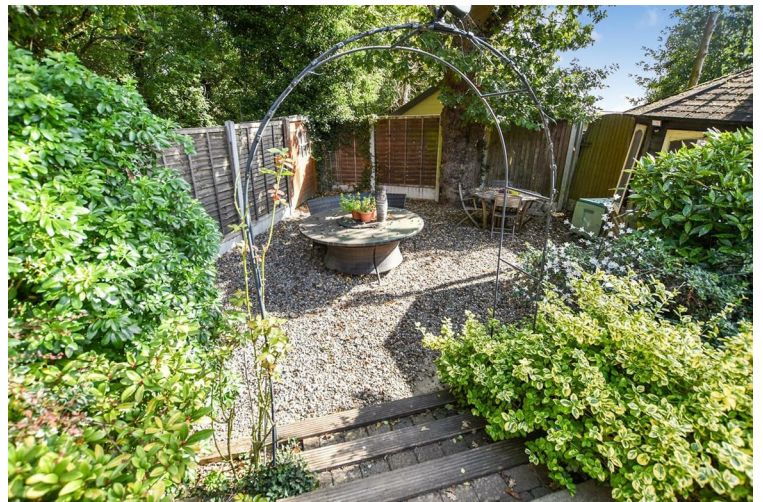


Window to rear, very spacious room with jacuzzi bath with hand held shower attachment, shower cubicle with overhead and hand held shower attachment, close coupled wc with concealed cistern, vanity wash hand basin with drawers and cupboards under, radiator, skimmed ceiling with inset lights, extractor fan

## Rear Garden 50 x 75 max (15.24m x 22.86m max)



A lovely established and secluded garden having an abundance of established shrubs and trees, large block pavior patio, external lighting, lawned area, fenced to boundaries. Shingle area to rear of garden providing additional seating area or excellent space for a large shed/workshop, water tap.



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## Double Garage 16'2 x 15'3 (4.93m x 4.65m)

Electric recently fitted roller door, light and power, door to utility room.

## Front Garden

Neat lawn area, driveway with parking for two vehicles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		67	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1296 SQ.FT.  
 (120.4 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1071 SQ.FT.  
 (99.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2368 SQ.FT. (219.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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