

**To arrange a viewing contact us
today on 01268 777400**



South Hanningfield Way, Wickford Guide price £700,000

Aspire Estate Agents Wickford are proud to present this beautifully presented five-bedroom detached chalet-style home, located in the highly sought-after Runwell area. Newly constructed circa 2017, this exceptional property spans approximately 2,000 sq. ft. and sits on a generous plot of around 0.2 acres, offering the perfect blend of contemporary living, space, and privacy. Guide Price £700,000 - £750,000

Internally, the property is immaculately maintained and finished to a superb standard throughout. The heart of the home is the stunning open-plan kitchen/diner measuring 23'2" x 15'9" (7.06m x 4.80m), featuring a quality range of integrated appliances, a central island with breakfast bar, and ample space for entertaining or family life. The spacious lounge measuring 21'8" x 16'11" (6.60m x 5.16m) enjoys views over the landscaped rear garden via French doors, and is further complemented by underfloor heating and a wall-mounted dual air-conditioning and heating unit.

The property boasts five well-proportioned bedrooms, with three en-suite shower rooms, ideal for accommodating a large family or visiting guests. The master suite on the first floor is particularly impressive, complete with a vaulted ceiling, extensive fitted wardrobes, dual air conditioning, and a luxury en-suite bathroom.

The property also benefits from an alarm system, intercom entry system, electric smoke alarms, and ample off-street parking via a substantial private driveway.

Situated within easy reach of Wickford town centre, local amenities, and excellent transport links, including Wickford railway station with direct services to London Liverpool Street, this home offers the very best of both peaceful living and commuter convenience

Entrance

Accessed via an obscure double glazed composite door leading to:

Inner Hallway

Welcoming and spacious with a vaulted ceiling, luxury vinyl tiled flooring with underfloor heating, built-in under stairs storage cupboard, inset spotlights, and decorative cornice coving. Doors open to the ground floor accommodation.

Bedroom Two – 13'2" x 8'9"

Light-filled with a leadlight double glazed window to the front, underfloor heating, and ceiling with cornice coving.

En-Suite: Obscure double glazed window to the side, built-in shower cubicle with wall-mounted rain-style shower, wash hand basin with mixer tap and vanity storage, low level WC, chrome heated towel rail, and tiled flooring.

Bedroom Three – 10'10" x 9'9"

Obscure leadlight double glazed window to the side, underfloor heating, and ceiling with cornice coving.

En-Suite: Obscure leadlight double glazed window, shower cubicle with rain-style shower head, wash hand basin with storage beneath, low level WC, heated chrome towel rail, tiled flooring, cornice coving, and inset spotlights.

Bedroom Four – 11'3" x 8'4"

Leadlight double glazed window to the front, luxury vinyl tiled flooring with underfloor heating.

Family Bathroom – 9'9" x 5'5"

Obscure leadlight double glazed side window. Stylish suite comprising panelled bath with mixer tap, wash hand basin with storage beneath, low level WC, chrome heated towel rail, cornice coving, inset spotlights, and tiled flooring.

Kitchen / Diner – 23'2" max x 15'9" max

An outstanding space perfect for family life and entertaining. Leadlight double glazed windows to the side and rear, and additional door to the garden.

Comprehensively fitted kitchen offering a wide range of eye and base-level units, worktops, and a composite sink with drainer and mixer tap. Integrated appliances include a 4-ring gas hob with extractor, electric oven and microwave, fridge/freezer, dishwasher, washing machine, freezer, washer/dryer, and an additional dryer. Central island with breakfast bar, ceramic tiled flooring with underfloor heating, and ceiling with inset spotlights.

Lounge – 21'8" x 16'11"

Bright and spacious with double glazed French doors and matching windows overlooking the rear garden. Features underfloor heating, cornice coving, and a wall-mounted dual air conditioning and heating unit.

First Floor Landing

Velux window to the front, large airing cupboard housing the wall-mounted boiler and hot water cylinder, inset spotlighting, and access to further accommodation.

Master Bedroom – 25'1" max x 21'2" max

An exceptional main bedroom suite with three Velux windows and a vaulted obscure double glazed rear window, fitted wardrobes, two double radiators, and a wall-mounted dual air conditioning and heating unit.

En-Suite: Velux window to the side, spacious corner shower cubicle with wall-mounted unit, wash hand basin with mixer tap and under-sink storage, low level WC, chrome heated towel rail, tiled flooring, and inset spotlights.

Bedroom Five – 11'10" x 10'8"

Velux-style window to the front, laminate wood flooring, and double radiator.

Exterior

Rear Garden

Beautifully landscaped with a sandstone paved patio, neat lawn, raised timber decked seating area, and a covered area attached to the rear of the property. Fully enclosed by fencing, offering both privacy and style.

Front Garden & Driveway

A substantial independent driveway provides off-street parking for multiple vehicles. Includes an attractive lawn area and secure gated side access.

Detached Outbuilding (Currently a Gym) – 17'4" x 10'10"

Accessed via glazed French doors, complete with lighting and power — perfect as a gym, home office or studio.

Additional Features

Alarm system

Intercom entry system

Electric smoke alarms

Ceiling extractor fans in all bathrooms

Let me know if you'd like this version adapted for a

brochure layout or shortened for portals like Rightmove or Zoopla.

You said:

included both room measurements ft and m

ChatGPT said:

Certainly! Here is your updated property description with both imperial (feet and inches) and metric (metres) room measurements, keeping the same structured and spaced-out format:

Entrance

Accessed via an obscure double glazed composite door leading to:

Inner Hallway

Welcoming and spacious with a vaulted ceiling, luxury vinyl tiled flooring with underfloor heating, built-in under stairs storage cupboard, inset spotlights, and decorative cornice coving. Doors open to the ground floor accommodation.

Bedroom Two – 13'2" x 8'9" (4.01m x 2.67m)

Light-filled with a leadlight double glazed window to the front, underfloor heating, and ceiling with cornice coving.

En-Suite: Obscure double glazed window to the side, built-in shower cubicle with wall-mounted rain-style shower, wash hand basin with mixer tap and vanity storage, low level WC, chrome heated towel rail, and tiled flooring.

Bedroom Three – 10'10" x 9'9" (3.30m x 2.97m)

Obscure leadlight double glazed window to the side, underfloor heating, and ceiling with cornice coving.

En-Suite: Obscure leadlight double glazed window, shower cubicle with rain-style shower head, wash hand basin with storage beneath, low level WC, heated chrome towel rail, tiled flooring, cornice coving, and inset spotlights.

Bedroom Four – 11'3" x 8'4" (3.43m x 2.54m)

Leadlight double glazed window to the front, luxury vinyl tiled flooring with underfloor heating.

Family Bathroom – 9'9" x 5'5" (2.97m x 1.65m)

Obscure leadlight double glazed side window. Stylish suite comprising panelled bath with mixer tap, wash hand basin with storage beneath, low level WC, chrome heated towel rail, cornice coving, inset spotlights, and tiled flooring.

Kitchen / Diner – 23'2" max x 15'9" max (7.06m max x 4.80m max)

An outstanding space perfect for family life and entertaining. Leadlight double glazed windows to the side and rear, and additional door to the garden.

Comprehensively fitted kitchen offering a wide range of eye and base-level units, worktops, and a composite sink with drainer and mixer tap. Integrated appliances include a 4-ring gas hob with extractor, electric oven and microwave, fridge/freezer, dishwasher, washing machine, freezer, washer/dryer, and an additional dryer. Central island with breakfast bar, ceramic tiled flooring with underfloor heating, and ceiling with inset spotlights.

Lounge – 21'8" x 16'11" (6.60m x 5.16m)

Bright and spacious with double glazed French doors and matching windows overlooking the rear garden. Features underfloor heating, cornice coving, and a wall-mounted dual air conditioning and heating unit.

First Floor Landing

Velux window to the front, large airing cupboard housing the wall-mounted boiler and hot water cylinder, inset spotlighting, and access to further accommodation.

Master Bedroom – 25'1" max x 21'2" max (7.65m max x 6.45m max)

An exceptional main bedroom suite with three Velux windows and a vaulted obscure double glazed rear window, fitted wardrobes, two double radiators, and a wall-mounted dual air conditioning and heating unit.

En-Suite: Velux window to the side, spacious corner shower cubicle with wall-mounted unit, wash hand basin with mixer tap and under-sink storage, low level WC, chrome heated towel rail, tiled flooring, and inset spotlights.

Bedroom Five – 11'10" x 10'8" (3.61m x 3.25m)

Velux-style window to the front, laminate wood flooring, and double radiator.

Exterior

Rear Garden

Beautifully landscaped with a sandstone paved patio, neat lawn, raised timber decked seating area, and a

covered area attached to the rear of the property. Fully enclosed by fencing, offering both privacy and style.

Front Garden & Driveway

A substantial independent driveway provides off-street parking for multiple vehicles. Includes an attractive lawn area and secure gated side access.

Detached Outbuilding (Currently a Gym) – 17'4" x 10'10" (5.28m x 3.30m)

Accessed via glazed French doors, complete with lighting and power — perfect as a gym, home office or studio.

Additional Features

Alarm system

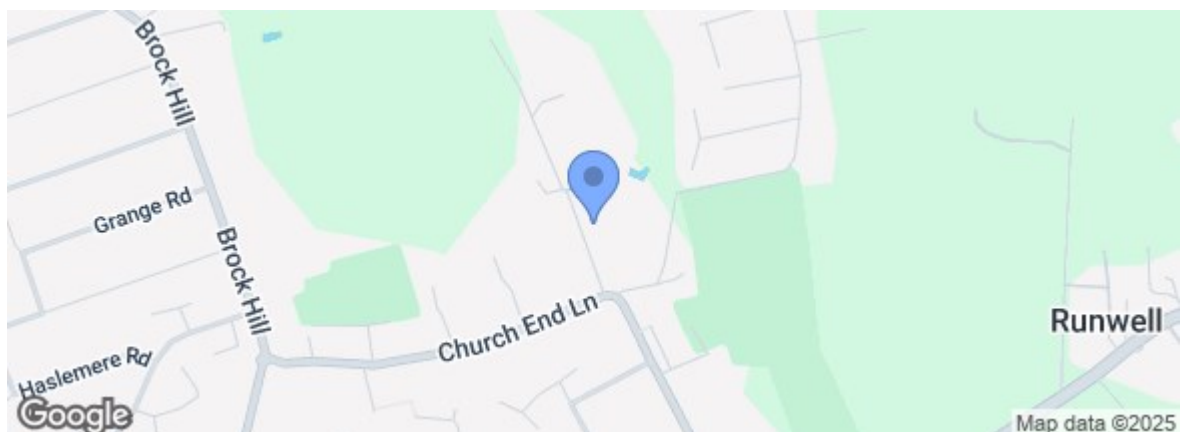
Intercom entry system

Electric smoke alarms

Ceiling extractor fans in all bathrooms



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



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