



Bear Estate Agents are understandably enthused to bring to the market this beautifully presented and lovingly cared for three-bedroom detached home situated toward the end of a quiet and family-friendly cul de sac. The property itself benefits from a ground floor W/C, stunning bathroom suite, en suite shower room and a beautiful finish throughout.

- Cosy Entrance Hall Complete With Ground Floor W/C
- Beautiful Kitchen Suite 10'10 x 7'9
- Master Bedroom 12'10 x 11' Complete With En Suite 8'1 x 2'11, Bedroom Two 10'7 x 8'11 Plus Bedroom Three 7' x 6'11
- Pleasant Rear Garden With Side Access
- Combi Boiler Fitted Approximately 2020
- Living Room 15'7 x 12'10 Leading Into Dining Area 10'3 x 7'9
- Bright & Airy Conservatory 9'10 x 8'9
- Stunning Family Bathroom Suite 10'1 x 4'9
- Garage 17'2 x 8'8 Plus Driveway Parking
- Quiet Cul De Sac Location Within Walking Distance Of Local Shops & Amenities

## Wethersfield Way

Wickford

**£425,000**



# Wethersfield Way



Internally the new owners will be welcomed in via the cosy entrance hall complete with a ground floor W/C.

The entrance hall leads through into the main lounge come diner which is impressive in both size and condition. The main living area measures 15'7 x 12'10 and this leads into the dining area which measures a further 10'3 x 7'9. Both rooms interact with one another brilliantly and together they create the perfect environment in which to both entertain and relax.

Off of the dining area is the bright and airy conservatory which measures an additional 9'10 x 8'9 and currently acts as a family room come children's playroom.

Completing the ground-floor living accommodation is the beautiful kitchen suite which was fitted only in 2021 and has been maintained to the highest of standards since. The kitchen measures 10'10 x 7'9 and comes complete with fitted fridge/freezer, dishwasher, washing machine, microwave, gas hob, gas oven, and overhead extractor fan.

The first floor commences with a spacious landing which allows access to all three bedrooms and the stunning family bathroom suite.

The impressive master bedroom measures 12'10 x 11' complete with en suite shower room which consists of shower, washbasin, and W/C. Bedroom two measures 10'7 x 8'11 whilst bedroom three measures 7'1 x 6'11 with a storage cupboard which measures a further 3' x 2'6.

Worthy of special mention is the stunning family bathroom suite which measures 10'1 x 4'9 and consists of the large walk-in shower, washbasin, and W/C. The bathroom, like the kitchen, was fitted in 2021 and has again been maintained to the highest of standards.

Externally this home continues to impress and excel with a pleasant rear garden which benefits from both side access and access to the garage.

The garage measures 17'2 x 8'8 and is currently used as storage. If necessary, the garage could be converted, subject to building regulations, and incorporated into the main living accommodation. In front of the garage, there is driveway parking.

The property has a combi boiler fitted in the loft, fitted in 2020.

Situated within walking distance of local shops and amenities and within easy reach of the A127 the location is very family-friendly and offers something for all ages and for all of the family.

Internal viewings come strongly recommended so one can appreciate firsthand all that this wonderful family home has to offer.

Freehold.  
Council Tax Band D.  
Amount £2051.10.

## **Cosy Entrance Hall**

**Ground Floor W/C**  
5'10 x 3'2

**Living Area**  
15'7 x 12'10

**Dining Area**  
10'3 x 7'9

**Kitchen Suite**  
10'10 x 7'9

**Conservatory**  
9'10 x 8'9

## **First Floor Landing**

**Master Bedroom**  
12'10 x 11'

**En Suite Shower Room**  
8'1 x 2'11

**Bedroom Two**  
10'7 x 8'11

**Bedroom Three**  
7'1 x 6'11

**Beautiful Family Bathroom Suite**  
10'1 x 4'9

**Bathroom & Kitchen Both Fitted 2021**

**Combi Boiler Fitted 2020**

**Pleasant Rear Garden With Side Access**

**Garage**  
17'2 x 8'8

**Driveway Parking**

**Quiet & Family-Friendly Cul De Sac Location**





# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

