



Bear Estate Agents are pleased to bring to the market this exceptionally spacious and delightfully positioned FOUR bedroom DETACHED house! Wethersfield Way is a peaceful cul-de-sac located in the quaint village of Shotgate, located within walking distance of 'Outstanding' local schools (Hilltop Infants, Hilltop Juniors, Beauchamps High School), local amenities (Shotgate post office parade), 2 miles from Wickford Railway Station and only a short drive from A127 & A13 commuter roads.

- Lounge (19'0 x 10'8)
- Dining Room (10'2 x 8'8)
- Breakfast/Sitting Room (15'10 x 7'6)
- En-Suite
- Bedroom 3 (10'6 x 8'10)
- Conservatory (9'6 x 7'8)
- Kitchen (15'6 x 6'10) with integrated appliances
- Bedroom 1 (12'3 x 10'0)
- Bedroom 2 (11'0 x 8'2)
- Bedroom 4 (7'2 x 6'6)

## Wethersfield Way

Wickford

**£500,000**



# Wethersfield Way



This property is inviting upon approach, being tucked in to the corner of the cul-de-sac and the home begins with an inviting entrance hall. The entrance hall sits at the heart of the floorplan, adjoining the majority of ground floor rooms. There is a large lounge which has been extended upon with a bright and airy conservatory overlooking the rear garden. The kitchen is modern in design and has an abundance of surface and cupboard space as well as integrated fridge freezer, dishwasher and washing machine! The kitchen has also been extended upon with a delightful breakfast/sitting room and the home benefits further from a separate dining room. There is also a ground floor WC and ample storage space.

Upstairs plays host to FOUR bedrooms, three comfortable double bedrooms and a single. The master bedroom benefits from its own en-suite with a walk in shower and the main three-piece bathroom has a shower over bath.

The rear garden faces SOUTH-EAST and is low maintenance, with the luxury of decking and artificial turf! The garden is totally unoverlooked, backing onto an expanse of trees and a sub-section of the river crouch, giving a secluded feel. There is also an 8 man hot tub in the garden which will be inherited by the lucky purchaser! To the front of the home is a driveway which leads to an attached garage which also has boarded eves storage. This is the perfect family home offering an abundance of benefits so call us today to arrange your viewing!

Council Tax Band: E  
£2624.49

## **Fantastic Cul-de-sac Location**

### **Entrance Hall**

### **Lounge (19'0 x 10'8)**

### **Conservatory (9'6 x 7'8)**

### **Dining Room (10'2 x 8'8)**

### **Kitchen (15'6 x 6'10) with integrated appliances**

### **Breakfast/Sitting Room (15'10 x 7'6)**

### **Ground Floor WC**

### **Bedroom 1 (12'3 x 10'0)**

### **En-Suite**

### **Bedroom 2 (11'0 x 8'2)**

### **Bedroom 3 (10'6 x 8'10)**

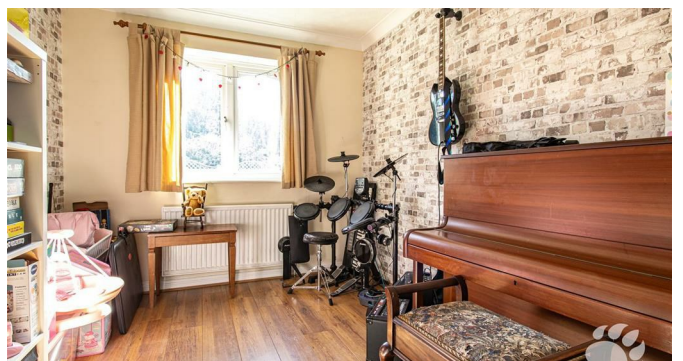
### **Bedroom 4 (7'2 x 6'6)**

### **Three-Piece Bathroom Suite**

### **South-East Facing Rear Garden**

### **Attached Garage**

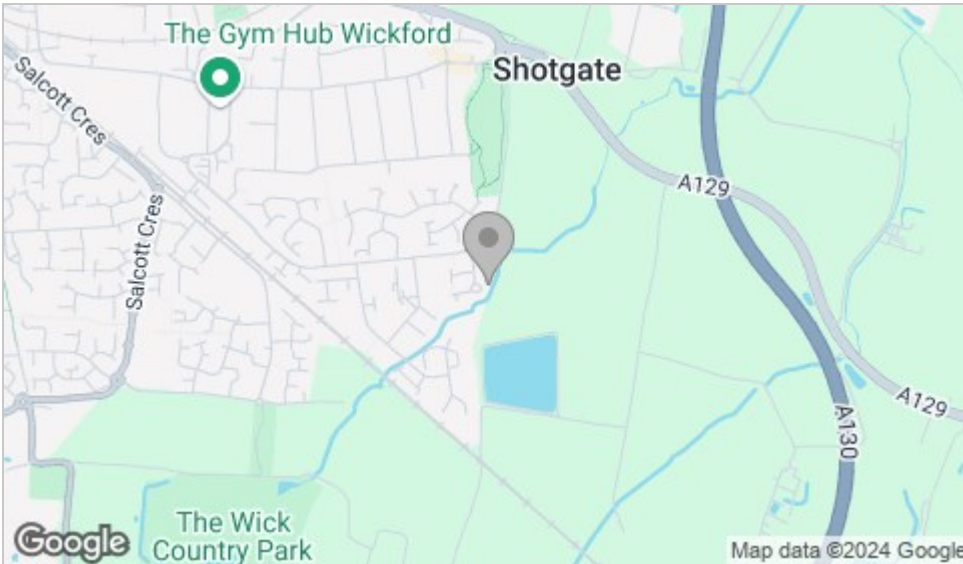
### **Driveway**



# 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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351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

