



GUIDE PRICE £700,000 - £725,000. Bear Estate Agents are privileged to bring to the market one of the most beautiful FOUR bedroom DETACHED houses we have had the pleasure of visiting. Maple Lane is situated on a highly sought after development in Runwell, in a catchment area for Ofsted rated 'Outstanding' schools. Wickford town centre is only 1 mile away and hosts a variety of shops and services including Wickford Railway Station, providing access to Stratford and London Liverpool Street. It is also a short car journey to Hanningfield Reservoir & Nature Reserve, a popular spot for dog walkers or simply for an afternoon stroll.

- Catchment for 'Outstanding' Schools
- Kitchen/Diner (14'3 x 17'1) max
- Office (6'7 x 9'4)
- Bedroom 1 (12'4 x 14'0) Max Plus Bedroom 2 (12'5 x 8'10)
- Fitted Air Conditioning
- Lounge (16'5 x 12'8)
- Sitting Room (9'3 x 10'8)
- Ground Floor WC
- Clever Understairs Storage - Large Double Coat Cupboard Plus Six Pull Out Drawers
- Unoverlooked Rear Garden With Feature Hot Tub Plus Garage

## Maple Lane

Wickford

**£700,000**

Guide Price





# Maple Lane



Internally, this gorgeous double fronted home begins with the most inviting of entrance halls which cleverly allows you to see the depth of the home on arrival.

The centrepiece of this home is the bright, airy and modern kitchen/diner which measures 14'3 x 17'1 max and boasts a delightful skylight. The kitchen also benefits from double doors into the rear garden, a feature island as well as an abundance of cupboard and surface space, cleverly intertwined with integrated appliances. There is a helpful utility room adjoined, offering further cupboard space, surface space and a side door into the 'lean to'. The 'lean to' operates and an extension of the utility room, housing a washing machine, tumble drier and recycling bins which are all kept out of eyesight.

Adjoined in an open-plan fashion to the kitchen/diner is a spacious lounge area measuring 16'5 x 12'8 and providing another set of double doors into the rear garden. This room is a great entertaining space and easy to navigate where your furniture would go.

To the front of the home is another sitting room, utilised by the current owners as more of a snug for watching films in the evening. This room measures 9'3 x 10'8 and is a great space for a play room, another office or simply a 2nd lounge. This room is fitted with an air conditioning unit which will remain at the property. Adjacent is a room currently used as a home-office for those that need a space to work from home.

Completing the ground floor layout is a WC, preventing any guests from needing to travel upstairs.

Upstairs is equally impressive, beginning with a large landing which adjoins FOUR DOUBLE BEDROOMS. The master bedroom is a fantastic size with an area to be used as a dressing space, fitted wardrobes and its own en-suite. There is also an air-conditioning unit mounted in the master bedroom which will be staying at the home. The en-suite is three-piece with a walk in shower. Bedroom 2 measures 12'5 x 8'10 with fitted wardrobes and another en-suite. Similarly, this en-suite is also three-piece with a walk in shower. Bedroom 3 and 4 are both comfortable double bedrooms and boast have built in wardrobe space. The main bathroom is flawless and has a shower over bath. The loft space has been boarded by the current owners and as our photos display, it's a vast place for storage.

The external benefits are fantastic with a large garden that is comprises of patio and artificial turf, very low maintenance! The rear garden is virtually unoverlooked and backs onto woodland creating a private atmosphere for relaxing and entertainment. There is also an 8 seater hot tub which will be staying at the home! To the front of the property is parking for two vehicles leading to a garage.

We cannot stress highly enough the importance of visiting this home first hand, so call us today to organise an appointment!

Council Tax Band: F (£3101.67 per annum)

**Guide Price £700,000 - £725,000**

**Highly Sought After Area**

**Catchment for 'Outstanding' Schools**

**Entrance Hall**

**Lounge (16'5 x 12'8)**

**Kitchen/Diner (14'3 x 17'1) max**

**Utility Room**

**Utility Lean-To**

**Sitting Room (9'3 x 10'8)**

**Office (6'7 x 9'4)**

**Ground Floor WC**

**Bedroom 1 (12'4 x 14'0) Max**

**En-Suite**

**Bedroom 2 (12'5 x 8'10)**

**En-Suite**

**Bedroom 3 (9'1 x 10'4)**

**Bedroom 4 (9'0 x 9'0)**

**Three-Piece Bathroom**

**Boarded Loft**

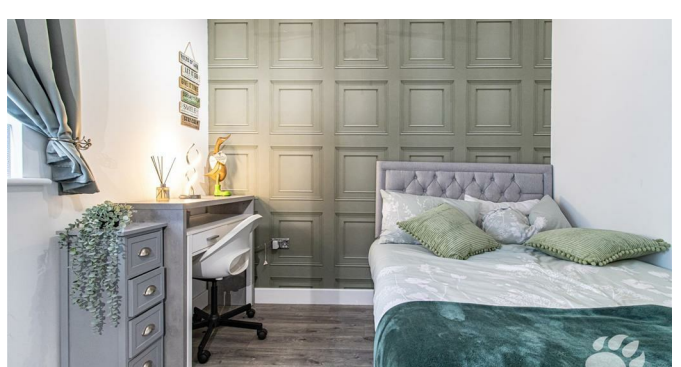
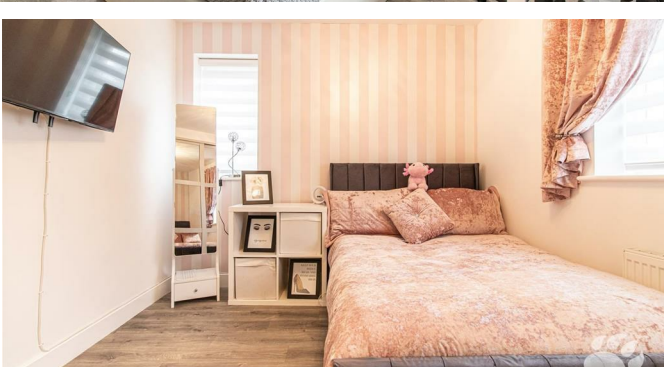
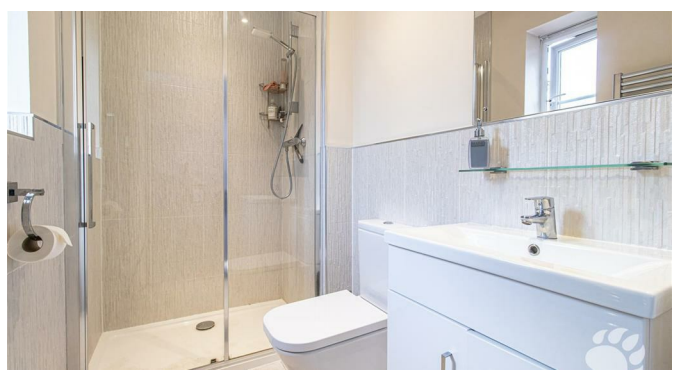
**Unoverlooked Rear Garden**

**Hot Tub!**

**Driveway Parking**

**Garage**



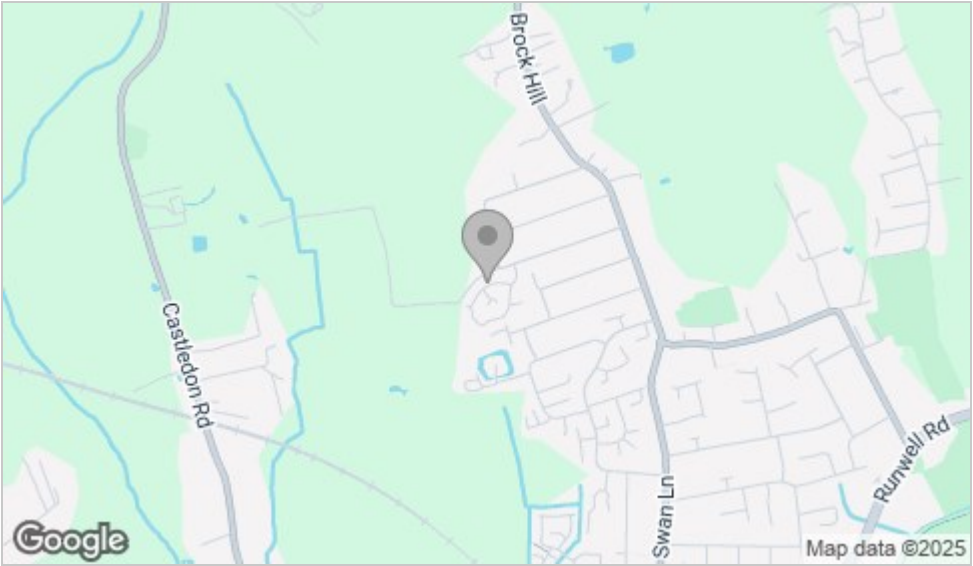




# Floor Plan



# 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

