



## Crouchview Close, Shotgate, Wickford, Essex

Asking Price £500,000

- Kitchen/Breakfast Room 18'10 x 15' (narr 11')
- Dining Room 11'8 x 9'
- Conservatory 14'4 x 12'
- Lounge 17'10 x 11'10
- 4 First Floor Bedrooms
- Recently re-fitted En-Suite to bedroom one
- Rear Garden
- Detached Double Garage & Driveway

4 BED DETACHED WITH DOUBLE GARAGE & EN-SUITE SHOWER ROOM, 17'10 LOUNGE. RECENTLY FITTED 18'10 KITCHEN/DINER, CONSERVATORY. Situated in a pleasant cul-de-sac location in the established area of Shotgate close to open farmland, local shops and schools is this much improved and spacious 4 bedroom detached family property providing generous accommodation including lounge 17'10 x 11'10 with wood burner, recently fitted 18'10 kitchen/diner, conservatory 14'4 x 12', 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes tiled floors throughout the ground floor, double glazed windows and gas fired radiator heating (untested), garden to rear and detached double garage.



Council Tax Band: F



Entrance door leading to:

#### ENTRANCE HALL

Radiator (untested).  
Under stairs cupboard.  
Tiled floor.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Heated towel rail (untested).

#### FEATURE REFITTED KITCHEN/DINER

18'10 x 15' (narr 11')  
2 Double glazed half bay window to front. Recently refitted range of base and wall mounted units providing drawer and cupboard space with quartz work tops extending to incorporate inset sink unit with cupboard beneath. Peninsula breakfast bar. Built in oven, hob and extractor fan above (all untested). Integrated dishwasher (untested). Tiled floor. Door to side.

#### CONSERVATORY

14'4 x 12'  
Brick base with double glazed windows to both rear and sides with French doors to rear garden. Radiator (Untested). Tiled floor.

#### SPACIOUS LOUNGE

17'10 x 11'10  
Double glazed window to rear. Wood burner. Radiator (untested). Tiled floor. Wood burner (untested).

#### FIRST FLOOR LANDING

Double glazed window to front. Airing cupboard. Storage cupboard.

#### BEDROOM ONE

13' x 9'10  
Double glazed window to rear. Radiator (untested). Ceiling fan (untested). Built in wardrobes with doors leading to:

#### EN-SUITE

Double glazed opaque window to rear. Three piece suite comprising of enclosed low level WC, vanity wash hand basin and large shower cubicle. Extensive tiling to walls. Heated towel rail (untested).

#### BEDROOM TWO

10'6 x 10'  
Double glazed window to rear. Radiator (untested). Built in wardrobes.

#### BEDROOM THREE

8'10 x 7'10  
Double glazed window to front. Radiator (untested).

#### BEDROOM FOUR

8'10 x 6'8  
Double glazed window to front. Radiator (untested).



## BATHROOM

Double glazed opaque window to front. Three piece suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Extensive tiled surround. Radiator (untested).

## REAR GARDEN

55' wide

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Pergola. Additional patio. Fencing to side and rear boundaries. Access to side via path and gate.

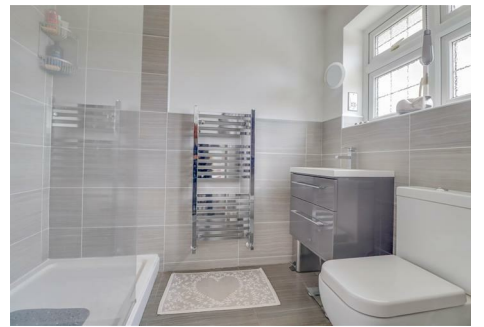
## DETACHED DOUBLE GARAGE

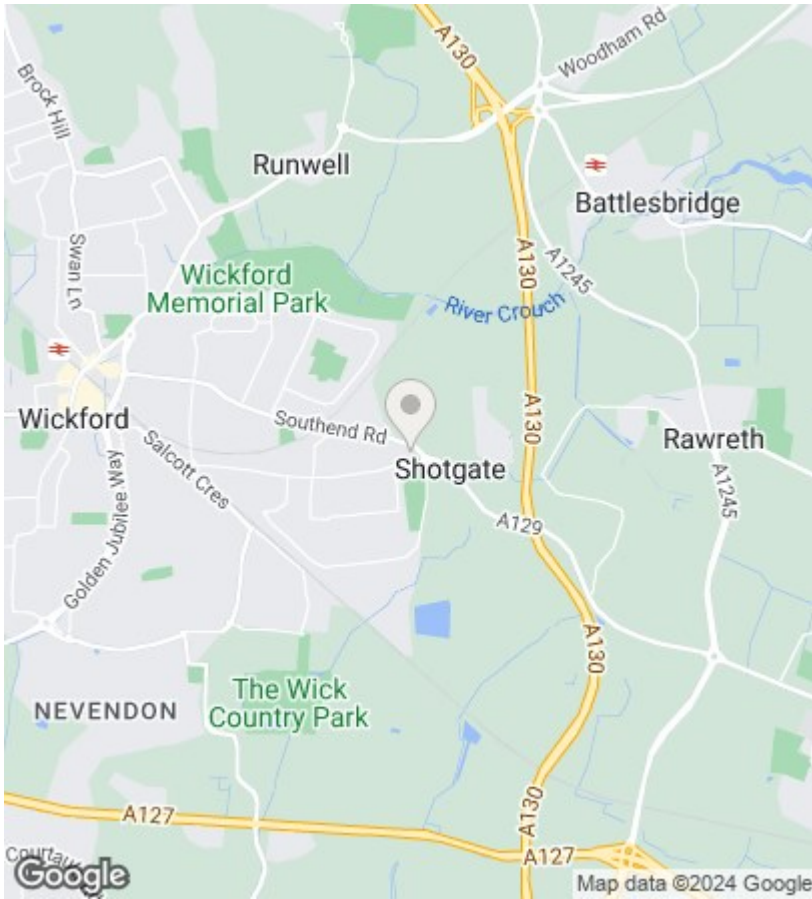
Brick built with pitch tiled roof. Power and light connected (untested). Door to side. Up and over door to front.

## INDEPENDENT DRIVEWAY

The property benefits from double width driveway providing off street parking.





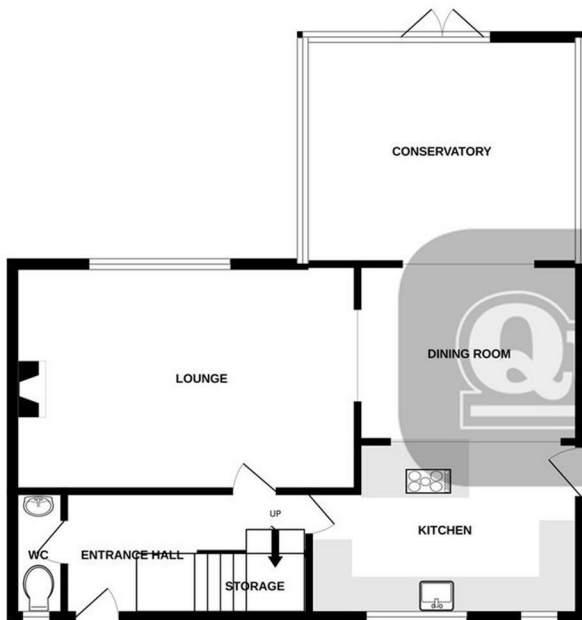


## EPC Rating:

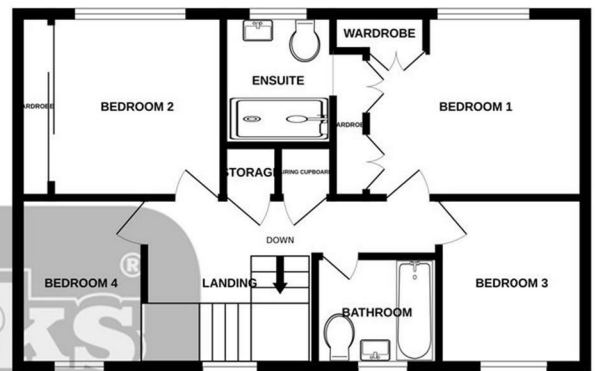
D

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | 76        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 62                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

GROUND FLOOR



1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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