



Evans Drive, St Lukes Park, Wickford

£685,000

- Sitting Room 13'6 x 12'
- Living Room 21'10 x 12'6 (max)
- En-suite, Cloakroom & Bathroom
- Large Detached Garage
- Kitchen/Breakfast Room 20' x 12'
- 4 First Floor Bedrooms incl. 18'10 Master
- Garden to Rear/Corner Plot
- Utility Room

SPACIOUS 4 BEDROOM DETACHED HOUSE, 21'10 LOUNGE, 13'6 SITTING ROOM, 20' KITCHEN/BREAKFAST ROOM, LARGE DETACHED GARAGE, UTILITY ROOM, EN-SUITE, BATHROOM & CLOAKROOM. Situated close to open farmland and easy access to the A130 and A127 on the popular St. Lukes Park Development is this spacious Holly Design 4 bedroom detached house. The property provides balanced accommodation including 18'6 Entrance, 21'10 Lounge, 13'6 Sitting Room, 20' Kitchen/Diner with generous bedrooms including 18'10 Mater with en-suite. The property further benefits from Utility Room, spacious Cloakroom and Bathroom. The property further benefits from large detached garage and corner position plot.



Council Tax Band: F



Double glazed door to:

SPACIOUS ENTRANCE HALL

18'6 x 7'2 (max)

Laminate finish to floor.

Radiator (untested).

Under stairs cupboard.

SITTING ROOM

13'6 x 12'

Double glazed bay window to side. Double glazed window to front. Radiator (untested).

CLOAKROOM

6'6 x 5'1

Suite comprising of low level WC and wash hand basin.

KITCHEN/BREAKFAST ROOM

20' x 12'

Double glazed window to side. Double glazed French doors and double glazed panelling to rear and side. Range of base and wall mounted units providing drawer and cupboard space with Quartz worktops extending to incorporate inset sink unit with cupboard beneath. Breakfast bar and integrated appliances (all appliances untested).

UTILITY ROOM

6'6 x 6'3

Double glazed window to side. Additional base and wall mounted cupboards with work top surface.

Recess for washing machine and tumble dryer.

LIVING ROOM

12'10 x 12'6 (max)

Double glazed bay window to front. Double glazed French doors to rear. Radiator (untested).

SPACIOUS LANDING

16'2 x 8'2 (max)

Large built in cupboard.

BEDROOM 1

18'10 x 12'10 (narr 8'10)

Double glazed windows to front and rear. Two radiators (untested).

EN-SUITE

6'10 x 6'6 (max)

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and shower cubicle.

BEDROOM 2

15'6 x 10'10 (max)

Double glazed window to front. Radiator (untested).

BEDROOM 3

11' x 10'

Double glazed window to rear. Radiator (untested).

BEDROOM 4/DRESSING ROOM

11' x 8'6

Double glazed window to rear. Radiator (untested). Range of fitted wardrobes, shelving and storage.



BATHROOM

8' x 6'6

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Radiator/rail (untested).

REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn. Fencing to boundaries. Bar and covered dining area possibly to remain. Access to side. Outside lights and tap.

CORNER PLOT

LARGE DETACHED GARAGE

The property benefits from large detached garage with driveway providing off street parking. Power and light connected. Door to side. Patio to rear.

ESTATE SERVICE CHARGE

Please note that there is an annual communal service charge (more details to follow).







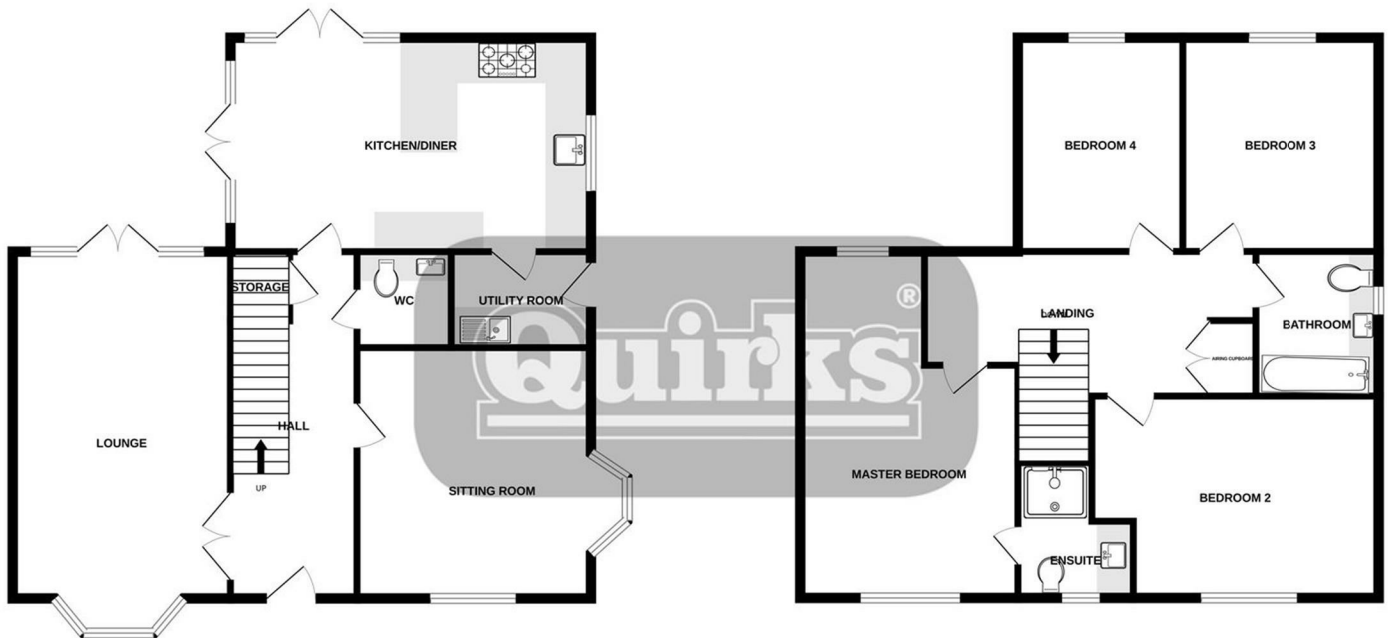
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	

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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