



## Ivy Gate Close, Wickford

£795,000

- Living Room 21'8 x 13'
- Kitchen/Breakfast Room 23' x 10'4
- 3 Bathrooms & Cloakroom
- Double Garage
- Dining Room/Snug 13' x 10'10
- Breakfast/Dining Area 11'10 x 10'8
- Westerly Rear Garden
- Off Street Parking

5 BEDROOM DETACHED PROPERTY. 3 BATHROOMS & CLOAKROOM. WESTERLY GARDEN TO REAR. DOUBLE GARAGE & PARKING. Situated in a pleasant cul-de-sac location close to local park, town centre and mainline railway station is this 5 bedroom detached property benefitting from accommodation over 3 floors including living room 21'8 x 13', dining room/snug 13' x 10'10, kitchen/breakfast room 23' x 10'4, breakfast/dining area 11'10 x 10'8, utility room 6' x 5'10, ground floor cloakroom, 3 first floor bedrooms, en-suite & bathroom and 2 further bedrooms and shower room to second floor. The property's specification includes double glazed windows and gas fired radiator heating (untested) westerly garden to rear, double garage and parking to front.

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Council Tax Band:



Entrance door to:

#### SPACIOUS ENTRANCE HALL

14' x 11'2

Double glazed window to front. Radiator (untested).

Coved ceiling. Amtico flooring.

#### CLOAKROOM

Double glazed window to front. Updated suite comprising of low level WC and wash hand basin.

Radiator (untested).

Extensive tiled surround.

#### LIVING ROOM

21'8 x 13'

Double glazed window to front. Double glazed French doors to rear garden. Fireplace with inset gas fire (untested).

Coved ceiling. Two radiators (untested).

#### DINING ROOM/SNUG

13' x 10'10

Double glazed window to front. Radiator (untested).

Coved ceiling. Laminate finish to floor.

#### KITCHEN/BREAKFAST ROOM

23' x 10'4

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Recess

for range style cooker and fridge freezer. Integrated dishwasher (untested).

Amtico flooring extending to:

#### BREAKFAST/DINING AREA

11'10 x 10'8

Double glazed windows to side and rear. Double glazed door to rear garden. Radiator (untested). Coved ceiling.

#### UTILITY ROOM

6' x 5'10

Double glazed window to side. Additional base and wall mounted units with Granite work tops incorporating single drainer sink unit. Space for washing machine and tumble dryer. Radiator (untested). Coved ceiling. Extractor fan (untested).

#### FIRST FLOOR LANDING

Double glazed window to front. Airing cupboard. Coved ceiling.

#### BEDROOM ONE

16'8 x 15'4

Double glazed window to front. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

#### EN-SUITE SHOWER ROOM

Refitted suite comprising of low level WC, wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail (untested).



## BEDROOM TWO

13' x 10'3

Two double glazed windows to rear. Radiator (untested). Fitted wardrobe cupboards with drawers.

## SPACIOUS BATHROOM

9'2 x 5'10

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and double ended bath unit. Tiling to floor and surround. Coved ceiling. Radiator (untested).

## BEDROOM THREE

13' x 11'

Double glazed window to front. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards and drawers.

## SECOND FLOOR LANDING

## BEDROOM FOUR

15'10 x 13'

Double glazed window to front. Radiator (untested). Fitted wardrobe cupboards and drawers.

## BEDROOM FIVE

15'8 x 11'2

Double glazed window to front. Double glazed Velux style window to rear. Radiator (untested). Access to eaves loft space.

## SHOWER ROOM

Double glazed Velux style window to rear. Suite comprising of low level WC, wash hand basin and shower cubicle. Extensive tiling to walls. Radiator/rail (untested).

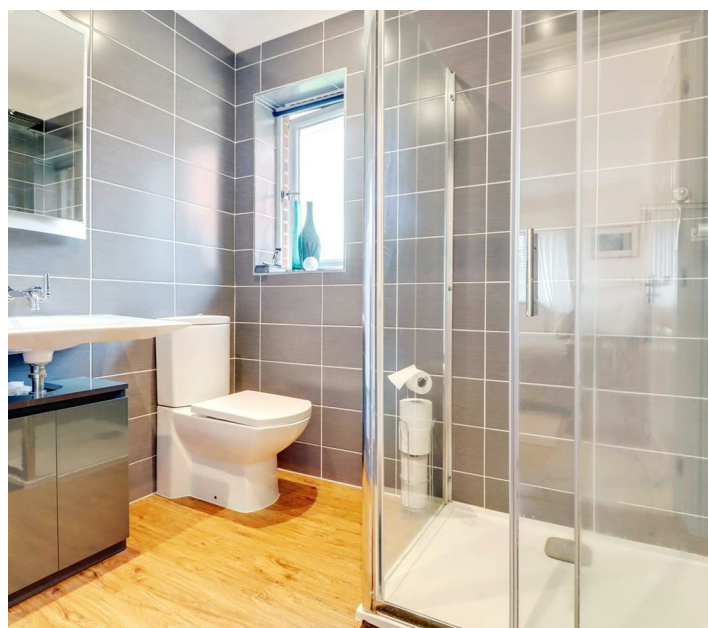
## WESTERLY REAR GARDEN

60' x 60'

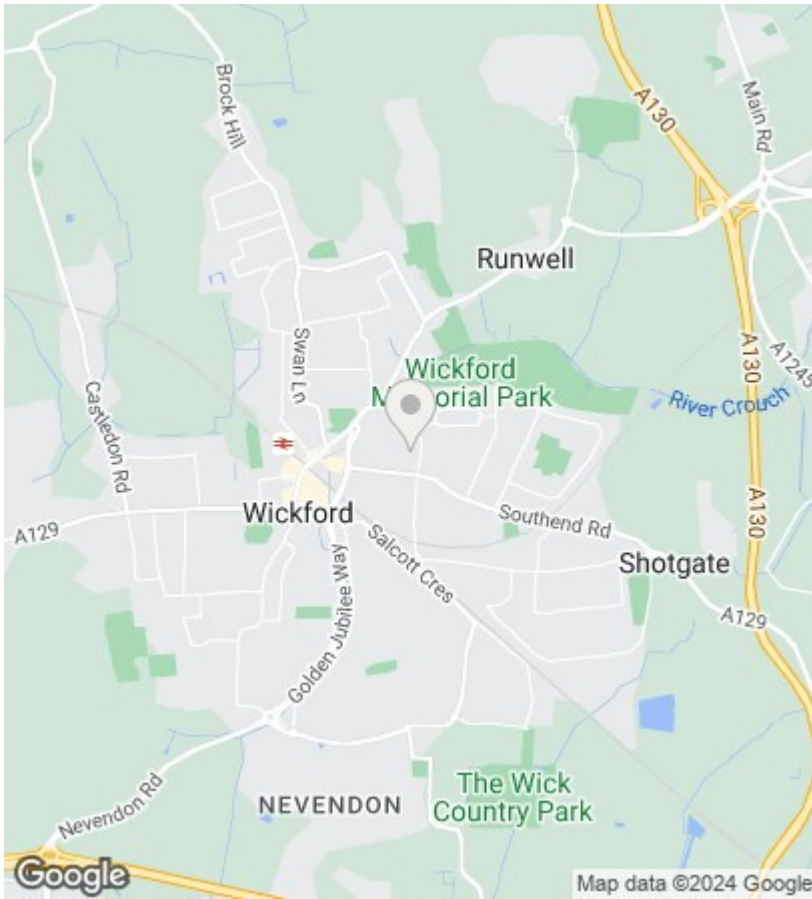
The property benefits from a westerly rear garden commencing with block paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Pergola. Fencing to side and rear boundaries. Access to side via path and gate. Cabin/shed.

## DOUBLE GARAGE

Up and over door to front. Power and light connected (untested). Storage space in eaves. Driveway to front providing off street parking.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

