



Beauchamps Drive, Wickford

£550,000

- Lounge 16'8 11'8
- Dining Room 10'4 x 10'
- Kitchen 14'7 x 9'9
- Conservatory 13'2 x 10'6
- Cloakroom, En-suite & Bathroom
- 4 First Floor Bedrooms
- Integral Garage & Driveway
- Garden to Rear

4 BEDROOM DETACHED. 16'8 LOUNGE. 10'4 DINING ROOM. 14'7 KITCHEN. 13'2 CONSERVATORY.
PLEASANT GARDEN TO REAR. INTEGRAL GARAGE & DRIVEWAY. Situated in the popular Beauchamps area within walking distance of local schools and shops and within easy reach of town centre and mainline station is this 4 bedroom detached property benefitting from accommodation including lounge 16'8 x 11'8, dining room 10'4 x 10', conservatory 13'2 x 10'6, kitchen 14'7 x 9'9, 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) pleasant garden to rear, integral garage and driveway to front providing off street parking.



Council Tax Band: F



RECESS PORCH

Double glazed door and side light to:

ENTRANCE HALL

Dado rail finish to walls.
Radiator (untested).
Laminate finish to floor.

GROUND FLOOR CLOAKROOM

Double glazed opaque window to side. Suite comprising of concealed low level WC and wash hand basin. Part tiling to walls. Laminate finish to floor. Chrome effect heated towel rail (untested). Smooth ceiling with inset spotlights.

DINING ROOM

10'4 x 10'
Double glazed window to rear to rear. Radiator (untested). Coved ceiling.

LOUNGE

16'8 x 11'8
Double glazed window to side. Two radiators (untested). Feature fireplace with raised hearth and surround with inset gas fire (untested). Double glazed patio doors to:

CONSERVATORY

13'2 x 10'6
Double glazed windows to sides and rear. Double glazed French doors to rear garden. Wall mounted electric heater (untested). Laminate finish to floor. Inset spotlights.

KITCHEN

14'7 x 9'9
Double glazed window to front. Double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher, fridge freezer, washing machine and wine cooler (all appliances untested). Built in oven, grill, microwave and hob with extractor fan above (all untested). Inset spotlights to ceiling. Tiling to walls. Laminate finish to floor. Concealed wall mounted boiler (untested).

FIRST FLOOR LANDING

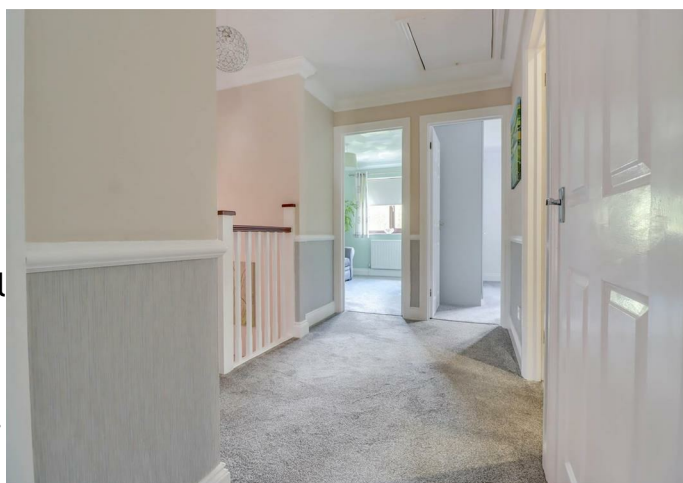
Double glazed window to side. Access to loft. Coved ceiling.

BEDROOM ONE

13'4 x 10'6
Double glazed window to rear. Built in wardrobe cupboards. Radiator (untested). Coved ceiling.

EN-SUITE

10'1 x 7'8
Suite comprising of low level WC, wash hand basin and shower cubicle. Chrome heated towel rail (untested). Extensive tiling to floor and walls.



BEDROOM TWO

11'10 x 10'5

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

BEDROOM THREE

14'8 x 10'

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

BEDROOM FOUR

10'6 x 8'5

Double glazed window to rear. Radiator (untested). Coved ceiling.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and P shaped panel enclosed bath unit with shower and screen. Extensive tiling to walls and floor. Heated towel rail (untested). Inset spotlights to ceiling.

REAR GARDEN

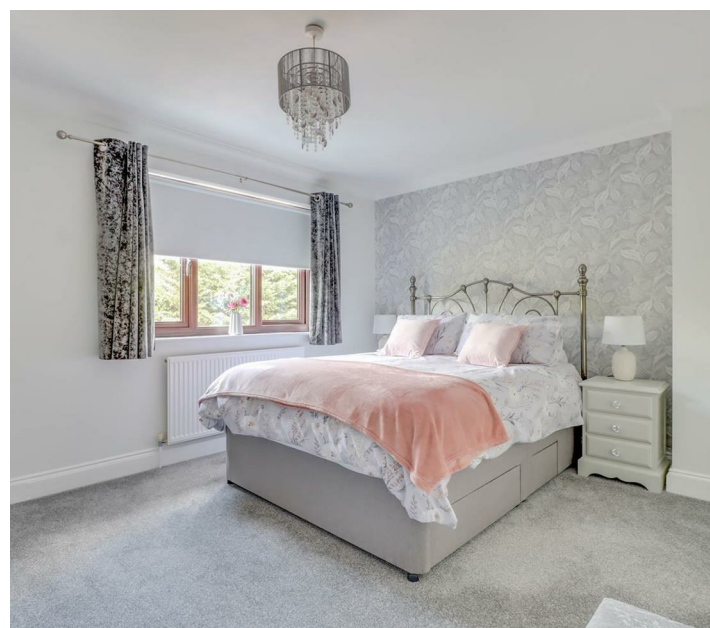
Commencing with paved patio to immediate rear with the remainder neatly laid to lawn with flower and shrub borders. Fencing to boundaries.

INTEGRAL GARAGE

Up and over door to front. Power and light connected (untested).

DRIVEWAY TO FRONT

The property benefits from driveway to front providing ample off street parking.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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	

