



Melville Drive, Wickford

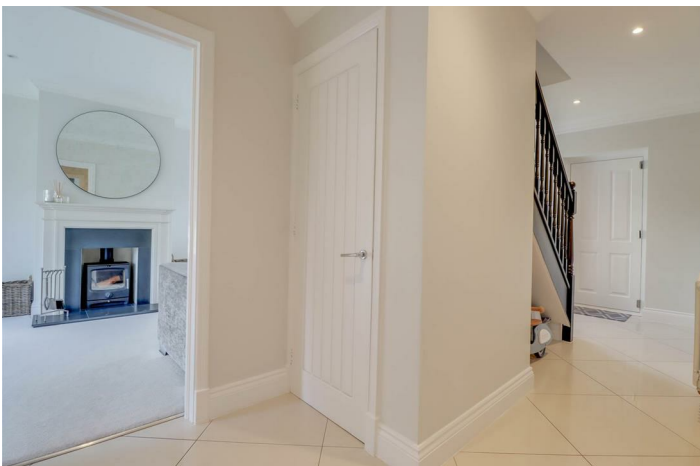
£600,000

- FOUR BEDROOM DETACHED
- DETACHED GARAGE AND OFF ROAD PARKING
- POPULAR WICK MEADOWS LOCATION
- LOG BURNER IN LIVING ROOM
- EPC - C - COUNCIL TAX - BASILDON BAND E
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- REFITTED BATHROOM & EN-SUITE
- MODERN KITCHEN AND UTILITY ROOM
- CORNER PLOT WRAP AROUND GARDEN

Occupying a bold and generous corner plot is this FOUR bedroom DETACHED home with GARAGE and OFF ROAD PARKING other great benefits include replaced BATHROOM and ENSUITE, NEW BOILER and MODERN KITCHEN and UTILITY ROOM. This house has been decorated and maintained to a very high standard and will make a lovely family home. We would strongly urge interested applicants to view internally



Council Tax Band: E



Entrance Hall

uPVC front door to hallway, with ceramic tiled floor, radiator, doors to accommodation, base of stairs to first floor, smooth ceiling with inset downlighters.

Cloakroom

Double glazed window, ceramic tile floor and part tiled walls, low flush w/c and corner wash hand basin, smooth ceiling, radiator

Lounge

20'11 x 10'8

Double glazed sliding doors to rear and double glazed windows to front and flank, fireplace with inset log burner, radiators, smooth ceiling with inset downlighters.

Kitchen/Diner

20'10 x 9'9

Double glazed bay window to flank in bay, further windows to rear and front, door to utility room, ceramic tiled flooring, smooth ceiling with inset downlighters, the kitchen itself is fitted in black high gloss units to both ground and eye level incorporating complimentary GRANITE worksurfaces and splash back with fitted oven and grill, hob and extractor

fan over. built in dishwasher, kick board LED lighting, stainless steel sink unit with mixer tap

Utility Room

7'2 x 6

Double glazed door to garden, worksurface with plumbing below for washing machine and tumble dryer, space for American style fridge freezer, ceramic tiling to floor, smooth ceiling with downlighters

First Floor Landing

Access loft and accommodation

Bedroom One

13' 2 x 9'11

Two double glazed windows, two fitted wardrobes and matching chest of drawers, door to ensuite, radiator, smooth ceiling.

Refitted En-Suite

Double glazed window, tiling to floor and walls large walk in shower cubicle, low flush wc, and wash hand basin inset to vanity cupboard, smooth ceiling

Bedroom Two

13'2 x 9'11

Double glazed window to front and side, radiator, smooth ceiling, built in wardrobe cupboard.



Bedroom Three

10'9 x 10'8

Double glazed windows to rear and side, radiator, fitted double wardrobe cupboard.

Bedroom Four

9'10 x 6'10

Double glazed windows to side and rear, radiator

Family Bathroom

Double glazed window, recently refitted bathroom, fully tiled, concealed flush wc, his and her sink unit with storage, and bath, extraction

Rear Garden

Garden wraps all the way around the property, access to garage and a side gate to front, outside lighting and tap, sun trap area, patio and lawn, brick wall and fencing to boundaries with privacy planting and secure for children or pets,

Front Garden

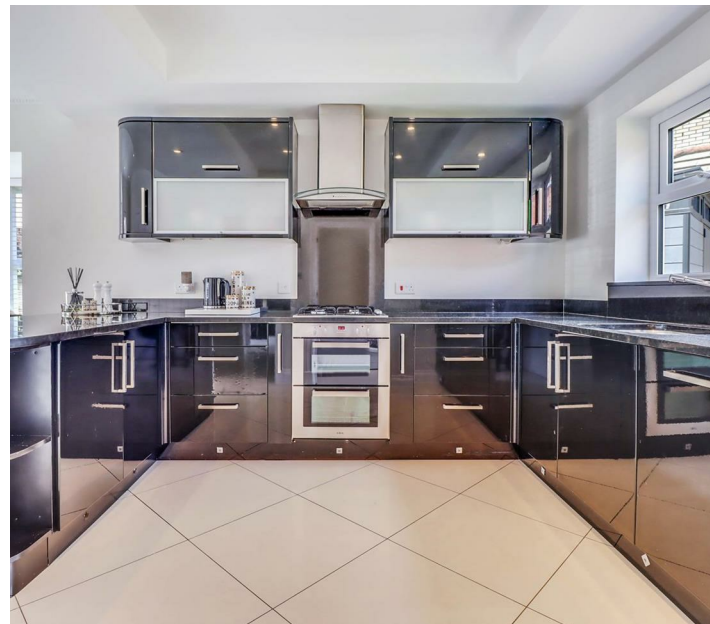
Lawn, stone pathway and steps to front door, block paved double width driveway in front of garage offering parking for multiple cars

Detached Garage

Electric remote controlled door, power and light, personal door to garden

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.



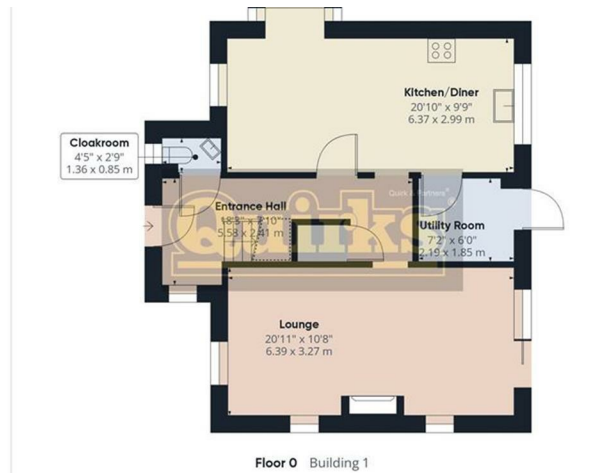




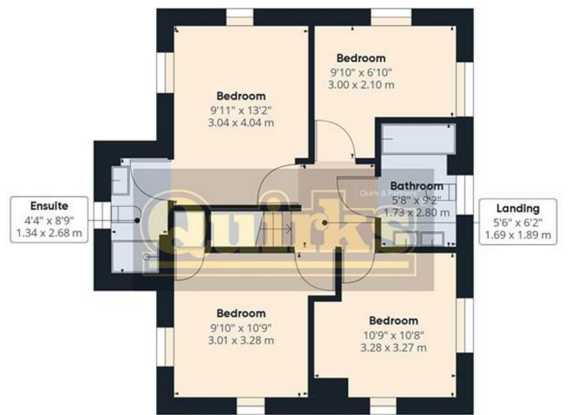
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(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	



Floor 0 Building 1



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Approximate total area¹

1337.39 ft²
124.25 m²

Reduced headroom

12.44 ft²
1.16 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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