

## Fanton Chase, Wickford

£895,000

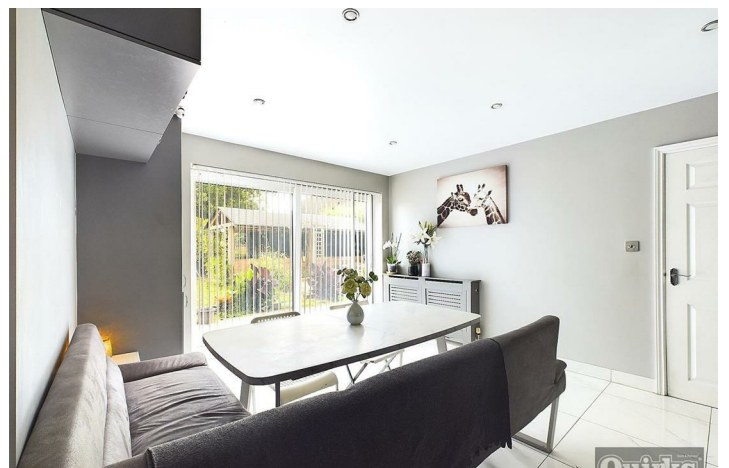
- 6 BEDROOMS WITH 3-EN-SUITES
- 19' MASTER BEDROOM WITH BALCONY
- LARGE LOUNGE 18'6 X 17'6 WITH WOOD BURNER
- DOUBLE GARAGE/GYM
- 23/00123/FULL PLANNING FOR WOOD CABIN
- UTILITY & BOOT ROOM, BATHROOM & CLOAKROOM
- FEATURE KITCHEN 26' x 11'10
- LIVING ROOM/SNUG/BED 7 14'8 x 11'8 WITH WOOD BURNER
- LARGE GARDEN WITH COVERED ENTERTAINMENT AREA
- BASILDON COUNCIL TAX BAND F



GENEROUS 6 BED DETACHED WITH LARGE GARDEN, 3 EN-SUITES, LOUNGE 18'6 x 17'6, 26' KITCHEN/BREAKFAST ROOM, 14'8 SNUG, UTILITY & BOOT ROOM, BATHROOM & CLOAKROOM, DOUBLE GARAGE/GYM, OUTDOOR ENTERTAINMENT SPACE & HOT TUB AREA. Situated in a particularly sought after location close to park in Shotgate is this spacious 6 bedroom detached property set back from the main road via a leading driveway, offering generous family accommodation including 26' feature Kitchen, large Lounge 18'6 X 17'6, additional Snug 14'8 X 11'8, Utility plus Boot Room, 3 En-suites, bathroom and cloakroom with ground floor Bed 6/Study. The property further benefits from large rear garden with outside entertainment space and double garage/gym. The property has been extended and much improved in recent years and an early inspection is strongly recommended. 23/00123/FULL planning permission for wood cabin in rear garden.



Council Tax Band: F



**SPACIOUS ENTRANCE HALL**  
Radiator (untested). Tiling to floor. Cloaks cupboard.

**CLOAKROOM**

Double glazed opaque window to rear. Suite comprising of low level WC and wash hand basin.

**SNUG/LIVING ROOM/BED 7**

14'8 x 11'8

Double glazed door to rear. Wood burner (Hetas registered)

**BEDROOM 6/STUDY**

13'4 x 8'

Double glazed window to front. Radiator (untested).

**KITCHEN/BREAKFAST ROOM**

26' x 11'10

Double glazed window to front. Double glazed patio doors to rear. 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. Breakfast bar. Tiling to floor and surround. Two built in ovens (untested). Sliding hidden doors to:

**LARGE LOUNGE**

18'6 x 17'6

Double glazed patio doors to rear garden. Two radiators (untested). Downlighters to ceiling. Laminate finish to floor. Wood burner (Hetas registered).

**BOOT ROOM**

Second front door from side gate leading to gym area. Tiling to floor.

**UTILITY ROOM**

12'2 x 5'

Double glazed window to front. Double glazed door to side. additional cupboards and sink unit. Space and provision for washing machine and tumble dryer. Laundry shoot from ensuite to master bedroom.

**FIRST FLOOR LANDING**

Double glazed window to rear.

**BEDROOM 1**

19' x 14'6

Double glazed French doors to Balcony overlooking garden. Access to additional loft room which we understand is fully boarded with power and lighting (untested). Radiator (untested). Built in wardrobe cupboards. Recess with dual hanging rails.

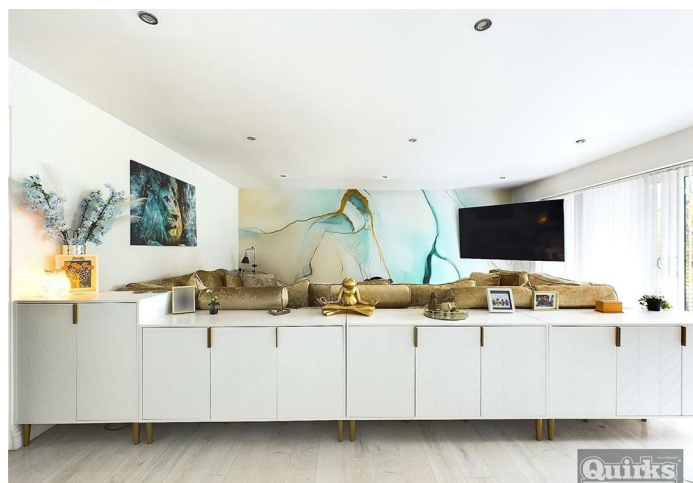
**LARGE EN-SUITE SHOWER ROOM NO. 1**

Two double glazed Velux style windows to front. Suite comprising of low level WC, his & hers vanity wash hand basins, double ended footed bath unit and large shower cubicle. Extensive tiling to walls and floor. Radiator/rail (untested). Laundry shoot to utility room.

**BEDROOM 2**

14' x 12'

Double glazed window and double glazed Velux style window to front. Radiator (untested).





### EN-SUITE SHOWER ROOM NO. 2

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

### BEDROOM 3

12' x 11'5

Double glazed window to front. Radiator (untested). Access to loft which we understand is fully boarded with power and lighting (untested). Currently being used as a reading den.

### EN-SUITE SHOWER ROOM NO. 3

Double glazed window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested).

### BEDROOM 4

10'10 x 9'2

Double glazed window to front. Radiator (untested).

### BEDROOM 5

12' x 7'4

Double glazed window to rear. Radiator (untested).

### FAMILY BATHROOM

Double glazed Velux style window to rear. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed bath unit. Radiator (untested).

### LARGE REAR GARDEN

Commencing with decked area with remainder laid to lawn with flower and shrub borders. Shed with power and light connected (untested). Access to both sides. Planning permission for wood cabin - 23/00123/FULL We have been informed by the sellers that cables have been installed which runs from its own consumer unit which is currently installed in the shed .

Garden plugs, lights and the hot tub power also runs from this consumer unit.

### COVERED ENTERTAINMENT AREA

Large BBQ area with covered dining area.

### COVERED HOT TUB AREA & W.C.

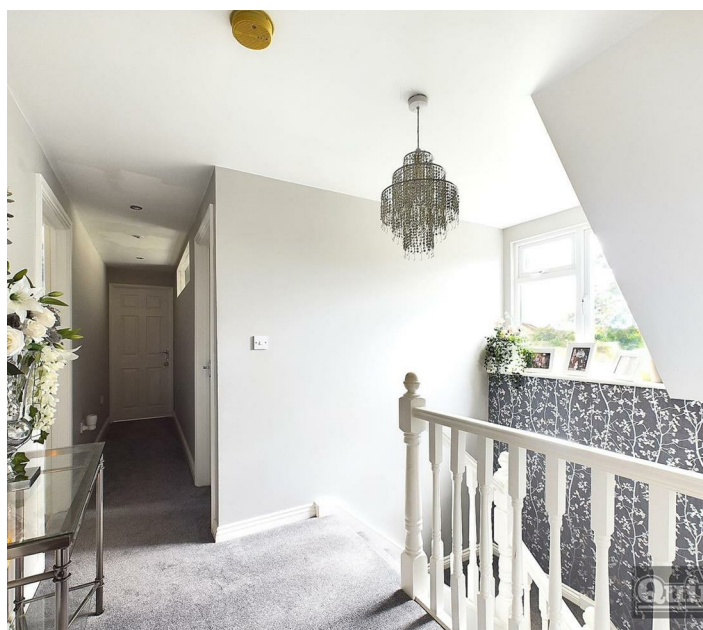
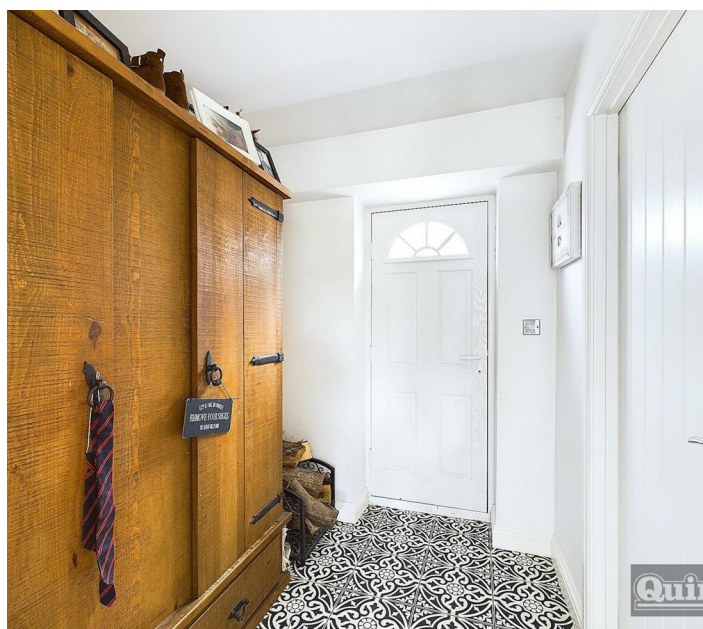
Decking and paved area with hot tub possibly to remain.

### DOUBLE GARAGE/GYM

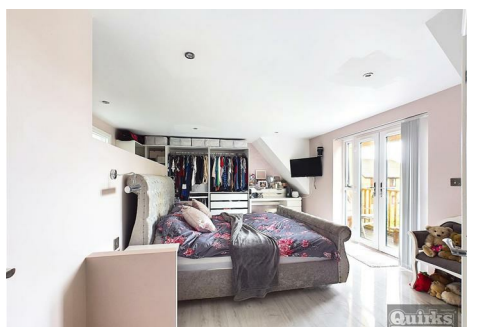
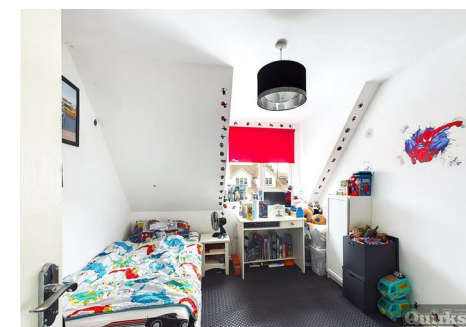
12'10 x 9'4

Part converted currently being used as a gym with double glazed window to side. Double glazed door to rear. Power and light connected (untested). Walk in cupboard.

### AMPLE PARKING





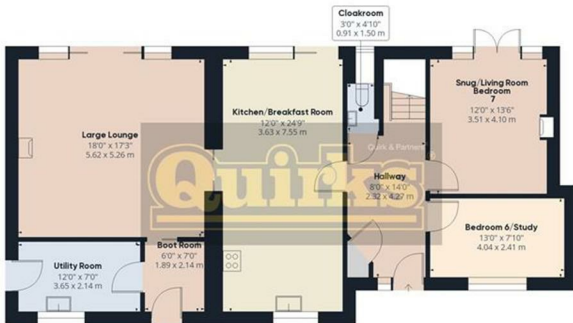




EPC Rating:

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>	<b>78</b>	<b>85</b>
(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	



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

2389.59 ft<sup>2</sup>  
222 m<sup>2</sup>

Reduced headroom

165.55 ft<sup>2</sup>  
15.38 m<sup>2</sup>

(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.

GIRAFFE 360