



## Canute Close, Runwell, Wickford

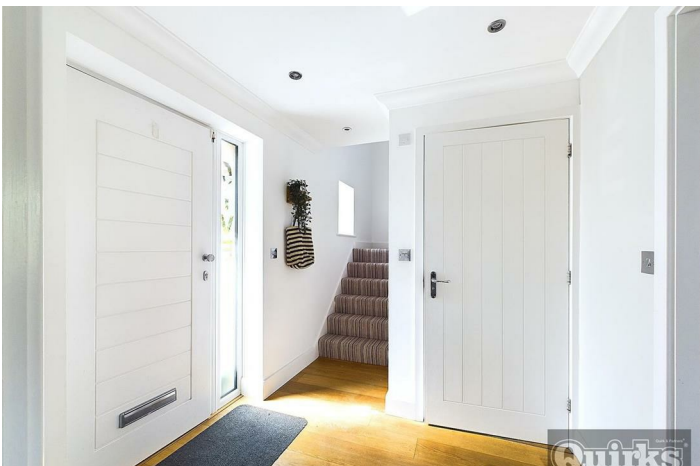
Guide Price £600,000

- CUL DE SAC LOCATION
- CARPORT AND OFF ROAD PARKING
- FOUR W/C'S
- SEPARATE ENTRANCE FOR HOUSE AND ANNEXE
- EPC - TBC
- CLOSE TO MEMORIAL PARK AND HIGH STREET
- ANNEXE ACCOMODATION POSSIBLE
- GARDEN WITH POND
- ENSUITE
- COUNCIL TAX CHELMSFORD BAND E

GUIDE PRICE £600,000 TO £650,000 Constructed in 2013 is this DETACHED residence in a popular CUL DE SAC in RUNWELL. Located walking distance of the HIGH STREET and MAINLINE RAILWAY STATION and close to MEMORIAL PARK. Originally constructed as a FOUR BEDROOM house with ENSUITE but currently laid out as a THREE BEDROOM with a ONE BEDROOM ANNEXE so if you have a noisy teenager, need a family member nearby, run a business or have that adult that just won't leave home this could be the house for you. A truly versatile house, well worth a viewing



Council Tax Band: E



#### ENTRANCE HALL

Hardwood floor covering, doors to accommodation and storage, base of stairs to first floor, underfloor heating

#### CLOAKROOM

Tiled floor part tiled splash backs, concealed flush wc, wash hand basin inset to vanity unit

#### LOUNGE

16'6 x 9'3

Hardwood floor covering, underfloor heating, double glazed window to rear, open aspect to dining area

#### KITCHEN/DINER

Double glazed window to front, modern range of units to ground and eye level with inset kickboard LED lighting, sink with mixer tap inset to QUARTZ work surfaces, fitted oven, hob, cooker hood, washing machine, dishwasher and wine cooler, ceramic tiled flooring with underfloor heating, tiled splash backs, Double glazed French doors to garden, door to annexe, open plan to kitchen, hardwood floorcovering

#### ANNEXE LOUNGE/SECOND RECEPTION

12'7 x 9'10

Double glazed French

doors to garden, double glazed Velux skylight, hardwood floor covering, underfloor heating

#### ANNEXE KITCHEN/UTILITY ROOM

9'8 x 7'9

Double glazed window to front and double glazed stable style door to outside, range of units to both ground and eye level incorporating QUARTZ worksurfaces, fitted oven, hob, cooker hood, dishwasher and washing machine, double glazed Velux skylight, open aspect to inner hall

#### ANNEXE BEDROOM/BEDROOM FOUR

9'10 x 7'9

Double glazed window to rear, fitted wardrobe, radiator

#### ANNEXE BATHROOM/ENSUITE

Double glazed obscured window to front, shower cubicle, wash hand basin inset to vanity cupboard, concealed flush wc, tiled splash backs and tiled floor

#### FIRST FLOOR LANDING

Access to accommodation, loft and storage



## BEDROOM ONE

11'8 x 9'5

Double glazed window to rear, fitted wardrobes to one wall, radiator, door to en-suite

## ENSUITE

Concealed flush wc, wash hand basin inset to vanity cupboard, concealed flush wc, shower cubicle, heated towel rail

## BEDROOM TWO

10'9 x 8'4

Double glazed window to rear, radiator, fitted wardrobe

## BEDROOM THREE

9'3 x 9

Double glazed window to front and flank, radiator

## FAMILY BATHROOM

Double glazed window to rear, suite in white comprising panelled bath, separate shower cubicle, concealed flush wc and wash hand basin inset to vanity unit, tiling to floor, heated towel rail

## FRONT GARDEN

Path to front door, side access to rear garden via gate, sockets for power

## REAR GARDEN

Patio to fore, raised pond with pumps and filters, lawn, mature flower and shrub borders, archway to secret side garden, shed, greenhouse, outside tap and power

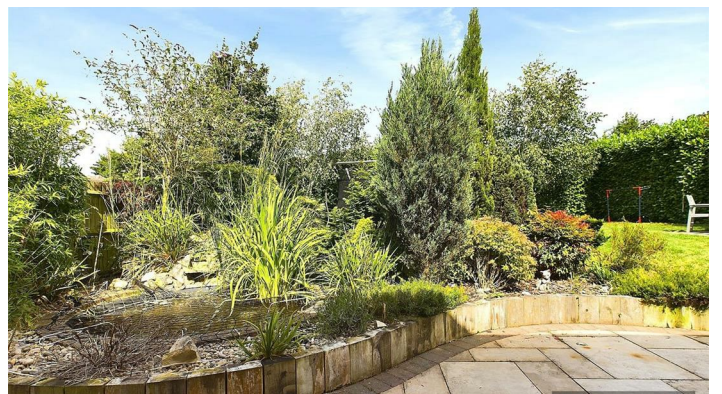
## CARPORT

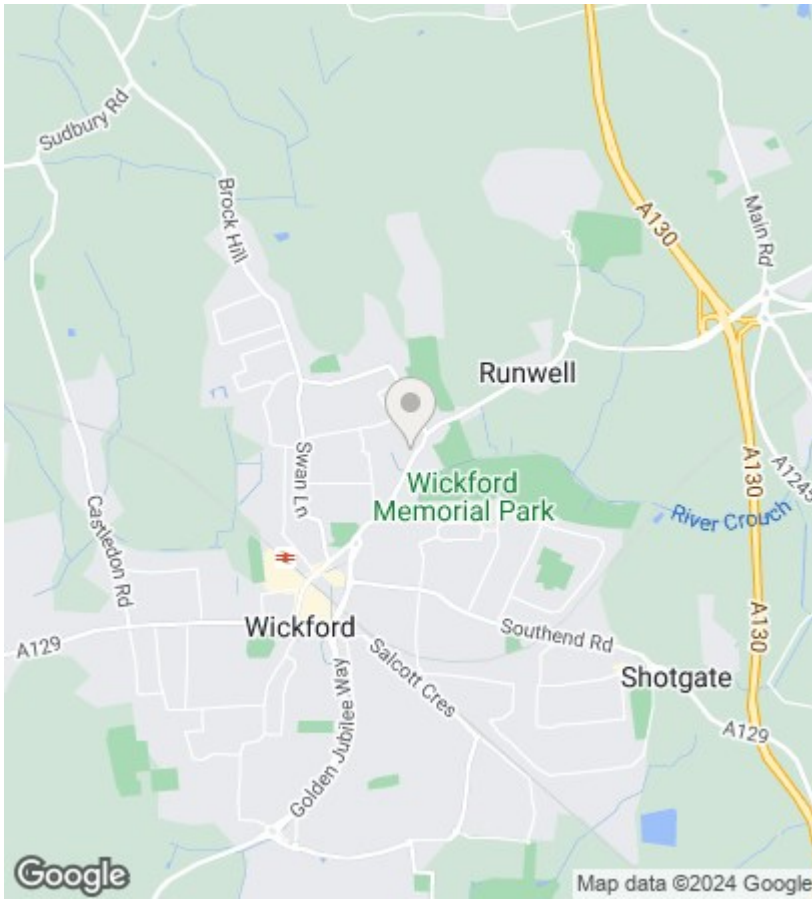
Covered carport providing parking with additional parking in front

## 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.



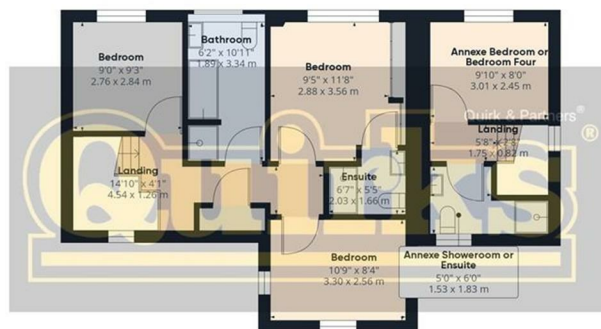
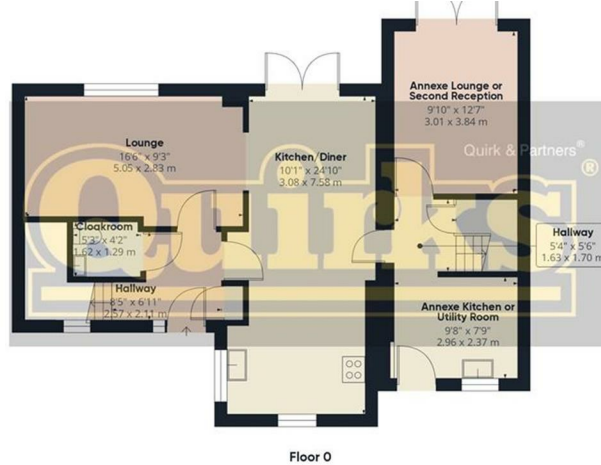




## EPC Rating:

B

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



Approximate total area<sup>®</sup>  
1434.21 ft<sup>2</sup>  
133.24 m<sup>2</sup>

(1) Excluding balconies and terraces.

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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