



Great Saling, Wickford

Offers Over £550,000

- Lounge 16'10 x 10'10
- Sitting Room/Snug 12' x 10'
- Kitchen/Breakfast Room 14'8 x 10'6
- Three Piece Bathroom
- Off Street Parking to Front
- Dining Room 10'10 x 10'8
- Home Office/Study 8'10 x 7'6
- Four Bedrooms with Ensuite to Master
- Low Maintenance Rear Garden
- Must Be Viewed

4 BEDROOM DETACHED HOUSE. 16'10 LOUNGE. 10'10 DINING ROOM. 14'8 KITCHEN/BREAKFAST ROOM. LOW MAINTENANCE REAR GARDEN. DRIVEWAY TO FRONT. Situated in a pleasant position on the popular Shotgate residential development, within easy access of Hilltop and Beauchamps schools, is this 4 bedroom detached property providing generous family accommodation including lounge 16'10 x 10'10, dining room 10'10 x 10'8, kitchen/breakfast room 14'8 x 10'6, home office/study 8'10 x 7'6, sitting room/snug 12' x 10'6, utility room 8' x 7'2, 4 generous first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) garden to rear and driveway to front providing off street parking. Basildon Council Tax Band E. EPC Rating C.

 4

 2

 3

 D

Council Tax Band: E



The property is approached via double glazed door to:

ENTRANCE HALL

Tiling to floor. Stairs with storage cupboard under. Radiator.

UTILITY ROOM

8' x 7'2

Refitted units at base and eye level. Laundry cupboard. Work top surfaces incorporating sink. Double glazed door to side. Laminate flooring. Radiator.

HOME OFFICE/STUDY

8'10 x 7'6

Double glazed window to front. Radiator. Laminate flooring.

CLOAKROOM

Double glazed opaque window to side. Low level WC and wash hand basin. Part tiling to walls. Tiling to floor. Heated chrome towel rail.

KITCHEN/BREAKFAST ROOM

14'8 x 10'6

Double glazed window to rear and side with doubled glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work Granite top surfaces extending to incorporate

inset sink unit with hot tap and waste disposal. Built in oven, 5 ring hob with extractor fan over. Tiled surround. Tiling to floor. Breakfast bar area with space for stools. Space for plumbed fridge/freezer. Cupboard housing boiler.

LOUNGE

16'10 x 10'10

Double glazed window to front. Feature electric fireplace. Double radiator. Double doors into:

DINING ROOM

10'10 x 10'8

Radiator. Solid oak flooring extending to:

SITTING ROOM/SNUG

12' x 10'

Double glazed window to rear and double glazed French doors to garden. Air conditioning/heating unit. Downlighters. Solid oak flooring.

LANDING

Doors to:

BEDROOM ONE

14'3 x 11'2

Double glazed window to front. Radiator. Built in dual wardrobes. Door to:

ENSUITE

Double glazed opaque window to front. Three piece suite comprising of low level WC, wash hand



basin with cupboard below and shower cubicle. Heated chrome towel rail. Extensive tiling to walls and floor.

BEDROOM TWO

14'2 x 10'10

Double glazed window to front. Radiator. Built in dual wardrobes.

BEDROOM THREE

13'2 x 7'10

Double glazed window to rear. Radiator. Built in double cupboard.

BEDROOM FOUR

11 x 7'8

Double glazed window to rear. Radiator. Fitted wardrobe cupboard.

BATHROOM

Double glazed opaque window to rear. Three piece suite comprising of low level WC, pedestal wash hand basin and panel enclosed double ended bath unit with shower and screen. Extensive tiling to walls and floor. Radiator.

REAR GARDEN

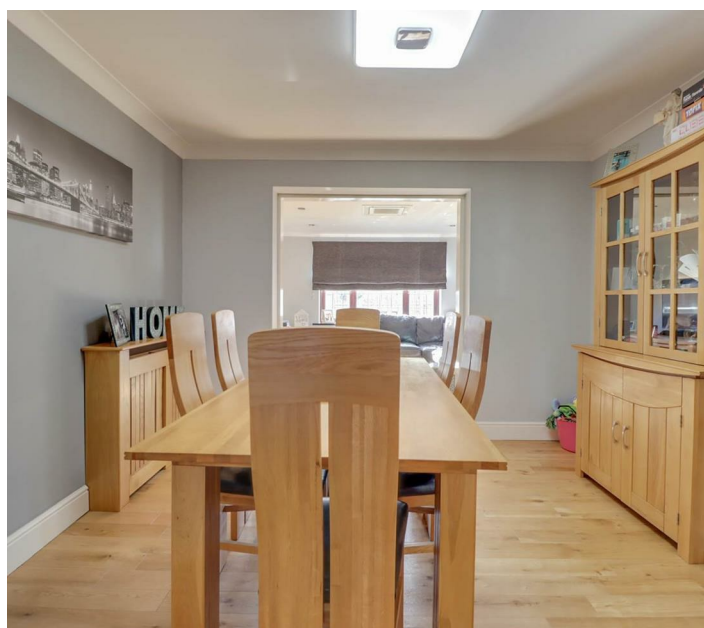
Commencing with block paved patio seating area and further raised decked seating area. . Artificial lawn. Path and gate to side. Shed with power. External power points. Gravel beds. Remote control lights. Bike shed to front. Fencing to boundaries.

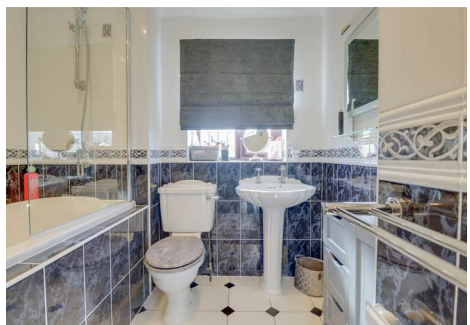
INDEPENDENT DRIVEWAY

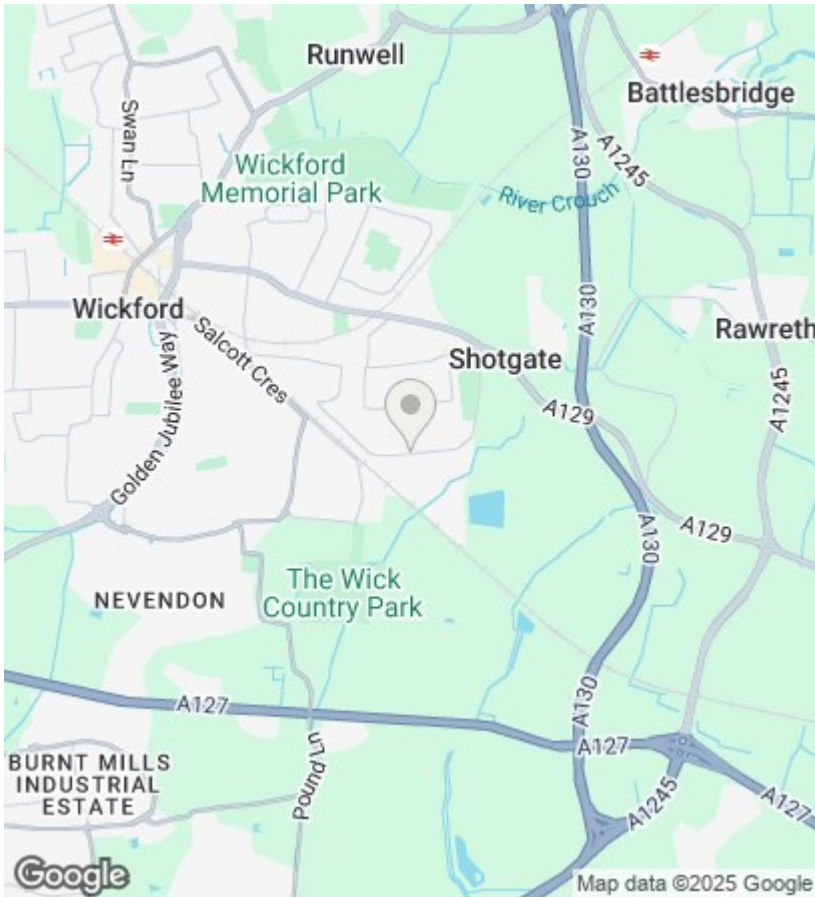
Brick block paving. Small lawned area. Lamppost.

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.





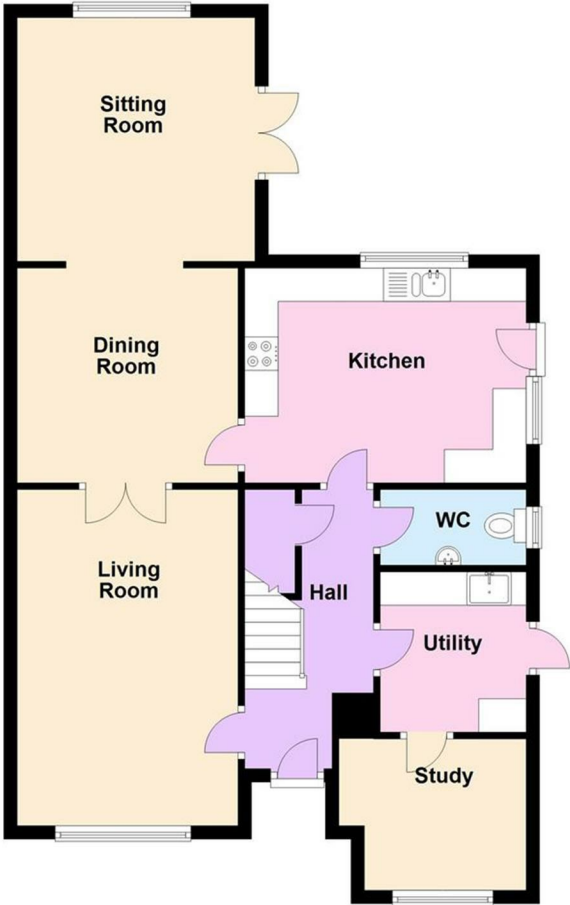


EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 78.1 sq. metres (840.9 sq. feet)



First Floor
Approx. 61.7 sq. metres (664.0 sq. feet)

