



## Mersea Crescent, Wickford

Offers In The Region Of £450,000

- Living Room 16' x 10'10
- Orangery/Sitting Room 23' x 12'
- Family Bathroom
- Garage/Garden Room
- Kitchen/Breakfast Room 17' x 8'10
- 3 First Floor Bedrooms
- Garden to Rear
- Independent Driveway



3 BEDROOM DETACHED. 17' KITCHEN/BREAKFAST ROOM. 16' LIVING ROOM. 23' ORANGERY. GARAGE/GARDEN ROOM. INDEPENDENT DRIVEWAY. Situated on the popular Wick Meadows development in a particularly convenient position close to the Wick Country Park, local shops and schools is this 3 bedroom detached property having been extended providing accommodation including living room 16' x 10'10, kitchen/breakfast room 17' x 8'10, orangery/sitting 23' x 12', 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating, wider than average garden to rear, garage/garden room and independent driveway to front providing off street parking. EPC Rating C.



Council Tax Band: D





Double glazed opaque door to:

#### ENTRANCE HALL

Radiator (untested).  
Coved ceiling. Laminate finish to floor.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin. Radiator (untested). Coved ceiling.

#### LIVING ROOM

16' x 10'10"  
Double glazed windows to front and rear. Radiator (untested). Coved ceiling. Laminate finish to floor. Under stairs cupboard.

#### KITCHEN/BREAKFAST ROOM

17' x 8'10"  
Double glazed windows to front and side. 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. Space for washing machine. Integrated fridge freezer (untested). Built in oven, hob and extractor fan above (all untested). Open plan to:

#### ORANGERY/SITTING ROOM

23' x 12'

Double glazed French doors and double glazed panelling to rear garden. Double glazed Atrium. Radiator (untested).

#### FIRST FLOOR LANDING

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

#### BEDROOM ONE

11' x 9'

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

#### BEDROOM TWO

9' x 8'8"

Double glazed window to front. Radiator (untested). Coved ceiling. Airing cupboard housing cylinder.

#### BEDROOM THREE

7'6" x 6'6"

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

#### BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin with cupboards and drawers beneath and panel enclosed bath unit with shower (untested). Tiled surround. Radiator (untested).



### REAR GARDEN

Situated on a wide plot with paved patio with remainder laid to lawn. Pond. Fencing to side and rear boundaries. Gate to side.

### GARAGE/GARDEN ROOM

Double glazed window and door. Power and light connected (untested). Remainder providing storage.

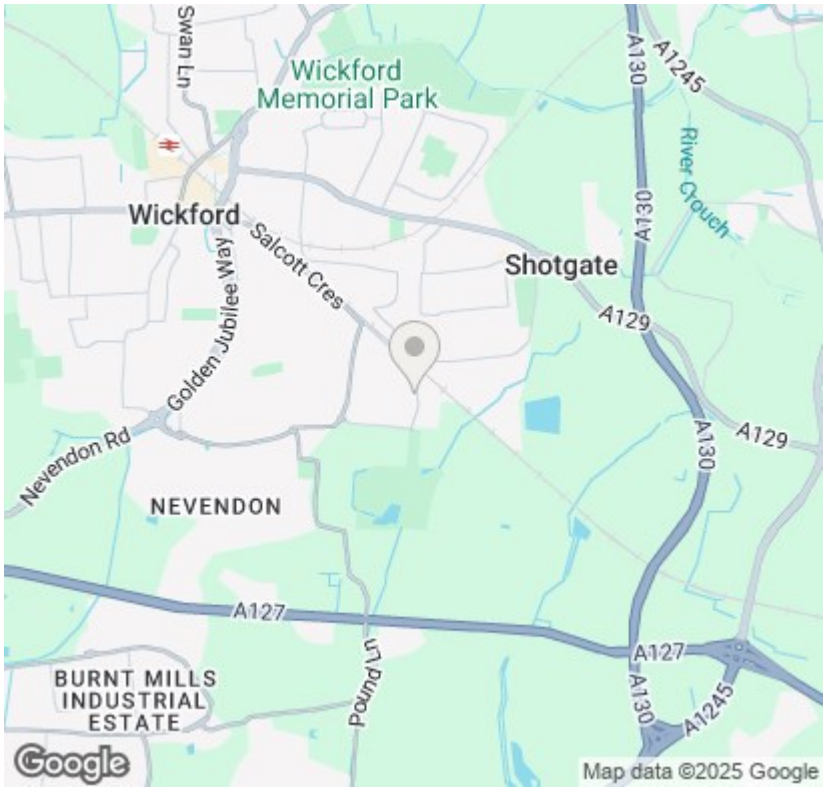
### INDEPENDENT DRIVEWAY

The property benefits from independent driveway providing off street parking.










EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>84</div>
(81-91) B		
(69-80) C		
(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 

Approx. 65.7 sq. metres (707.2 sq. feet)



**First Floor**  
Approx. 34.1 sq. metres (367.5 sq. feet)

