



## Gorse Wood View, Runwell, Wickford

£875,000

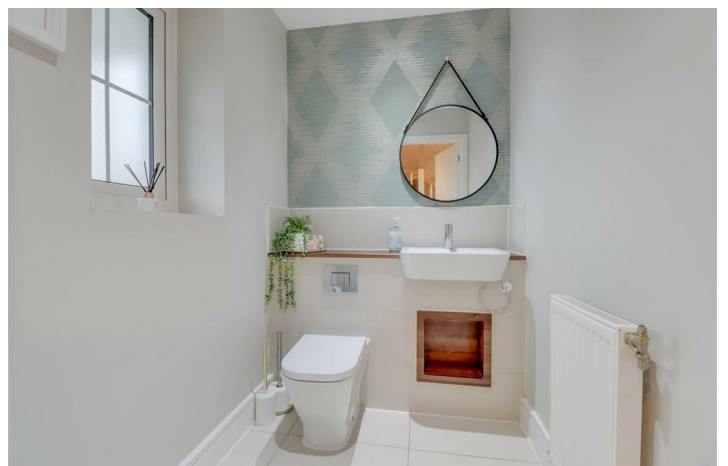
- Lounge 18' x 10'8
- 5 Bedrooms
- 2 En-suites, Shower Room & Bathroom
- Double Garage
- Kitchen/Diner 28'10 x 19'6
- Ground Floor Cloakroom
- Garden to Rear
- Driveway to Front



5 BEDROOM DETACHED SYCAMORE DESIGN WITH PARKLAND VIEWS. DOUBLE GARAGE & PARKING. 2 EN-SUITES, BATHROOM, SHOWER ROOM AND GROUND FLOOR CLOAKROOM. Situated on the St. Luke's Park development in the sought after area of Runwell set within easy access of A130, A127 and A13 is this 5 bedroom detached property with parkland views. The Sycamore design is rarely available and benefits from accommodation including lounge 18' x 10'8, kitchen/diner 28'10 x 19'6, utility room 7'6 x 6'5, ground floor cloakroom, 3 first floor bedrooms and 2 en-suites to first floor, family bathroom and 2 further bedrooms and shower room to 2nd floor. The property's specification includes double glazed windows and gas fired radiator heating (untested) wide garden to rear, double garage and driveway providing off street parking. Chelmsford council tax band G



Council Tax Band: G



#### CANOPY PORCH

Double glazed door to:

#### SPACIOUS ENTRANCE HALL

Radiator (untested).

Cloaks cupboard.

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC and wash hand basin. Radiator (untested). Tiling to floor and surround. Extractor fan (untested).

#### LOUNGE

18' x 10'8

Double glazed window to front. Two double glazed windows to side.

Fireplace with wood burner.

#### KITCHEN/DINER

28'10 x 19'6

Three double glazed windows to side. Three sets of French doors to rear garden. Two radiators (untested). Range of base and wall mounted units providing drawer and cupboard space with island unit and breakfast bar. Lantern. Laminate finish to floor. Tiled surround.

#### UTILITY ROOM

7'6 x 6'5

Additional cupboard space. Space and provision for washing

machine and tumble dryer.

Radiator (untested).

#### FIRST FLOOR LANDING

Airing cupboard housing mega flow tank (untested).

#### BEDROOM ONE

29'8 x 13'8

Double glazed window to rear and three double glazed windows to front with parkland views. Two radiators (untested). Built in mirror fronted wardrobe cupboards.

#### EN-SUITE

10' x 9'2

Four piece suite comprising of low level WC, his & her wash hand basins, panel enclosed bath unit and large shower cubicle.

Radiator/rail (untested).

#### BEDROOM TWO

11'10 x 11'

Double glazed windows to front and rear with parkland views. Radiator (untested).

#### EN-SUITE NO 2

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

Radiator/rail (untested).

Shaver point (untested).

Extractor fan (untested).





### BEDROOM THREE

10'8 x 9'6

Double glazed window to front with parkland views. Radiator (untested).

### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiling to floor and surround. Radiator/rail (untested). Extractor fan (untested).

### SECOND FLOOR LANDING

### BEDROOM FOUR

12' x 10'

Double glazed window to rear. Radiator (untested).

### BEDROOM FIVE

12' x 9'1

Double glazed window to rear. Radiator (untested).

### SHOWER ROOM

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

### REAR GARDEN

The property benefit from garden to rear approx 55ft wide commencing with paved patio to immediate rear with remainder laid to lawn with shrub borders. External tap (untested). Lighting (untested).

### DOUBLE GARAGE

23'6 x 18'

Dual up and over door to front. Double glazed window and double glazed door to rear garden.

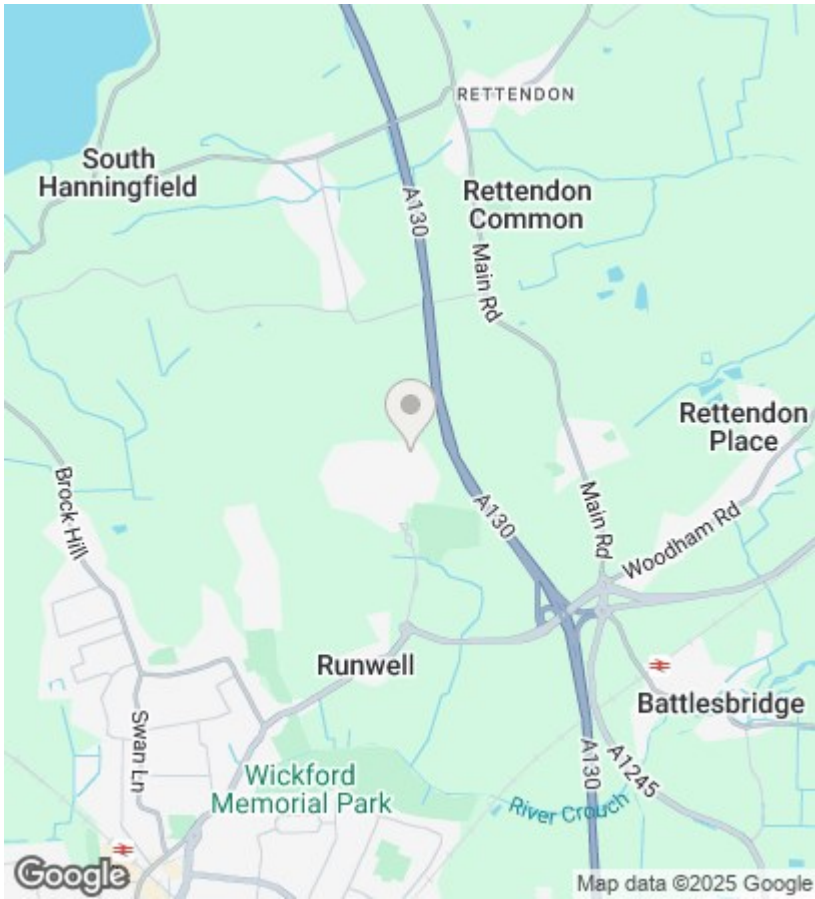
### DRIVEWAY TO FRONT

The property benefits from driveway to front providing off street parking.





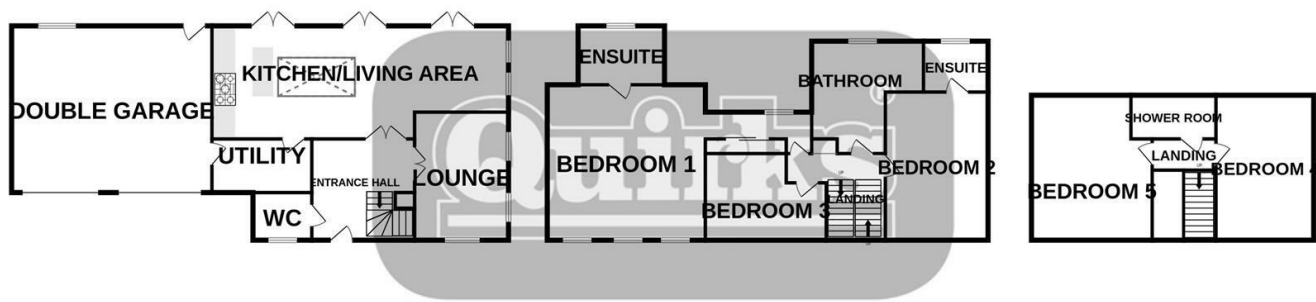




EPC Rating:

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>		
(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	

### GROUND FLOOR 2845 sq.ft. (264.4 sq.m.) approx.



TOTAL FLOOR AREA : 2845 sq.ft. (264.4 sq.m.) approx.  
 This floor plan is for illustrated purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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