



## Fanton Walk, Wickford

Offers Over £745,000

- Lounge 15'5 x 10'5
- Kitchen 17'2 x 11'3
- Utility Room 8'10 x 4'11
- 2 En-suites, Bathroom & Cloakroom
- Pleasant Garden to Rear with Outbuilding
- Playroom 18' x 9'5
- Dining Area with Vaulted Windows 14'6 x 13'10
- 4 First Floor Bedrooms
- Driveway to Front
- Ample Off Street Parking

4 BEDROOM DETACHED. 2 EN SUITES, BATHROOM & CLOAKROOM. GARDEN TO REAR WITH OUTBUILDING. DRIVEWAY TO FRONT. Situated in the popular area of Shotgate backing parkland is this 4 bedroom detached property benefitting from accommodation including lounge 15'5 x 10'5, dining area 14'6 x 13'10, kitchen 17'2 x 11'3, utility room, playroom 18' x 9'5, 4 first floor bedrooms, 2 en-suites, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator/underfloor heating (untested) garden to rear with outbuilding and driveway to front providing off street parking. EPc Rating Band B. Basildon Council Tax Band F.



4



4



2



B

Council Tax Band: F



Double glazed door to:

#### ENTRANCE HALL

24'7 x 6'

Stairs to first floor with glass balustrade. Solid oak floor with under floor heating (untested). Storage cupboard. Alarm system (untested). Double doors to:

#### LOUNGE

15'5 x 10'5

Double glazed window to front with fitted shutters. Media wall with electric fire (untested). Laminate finish to floor with underfloor heating (untested).

#### GROUND FLOOR CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and wash hand basin. Part tiling to walls. Oak flooring. Sensor lighting. Extractor fan (untested).

#### PLAYROOM

18' x 9'5

Part converted from garage. Two ceiling fans. Laminate finish to floor. Storage cupboard. Two electric heaters (untested).

#### LIVING AREA

16'10 x 15'4

Double glazed Bi-folding doors with fitted blinds to rear garden. Tiling to floor with under floor heating (untested). Spotlights to ceiling. Electric fire (untested).

#### DINING AREA

14'6 x 13'10

Double glazed vaulted window to rear. Double glazed door to side. Tiling to floor with underfloor heating (untested).

#### KITCHEN

17'2 x 11'3

Double glazed window 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. Island unit. Built in oven, induction hob, microwave and extractor fan above (all untested). Integrated dishwasher and wine fridge (all untested). Tiling to floor and splashback.

#### UTILITY ROOM

8'10 x 4'11

Additional base and wall mounted units. Part tiling to walls. Space for washing machine and fridge freezer. Opaque double glazed door to side.

#### FIRST FLOOR LANDING

12'10 x 8'10

Velux window to front. Access to loft.

#### BEDROOM ONE

14'5 x 13'10

Double glazed window to rear. Upright radiator (untested). Built in wardrobe cupboards.

#### EN-SUITE

9'10 x 5'7

Double glazed opaque window to side. Suite comprising of low level WC, his/her sink units and walk in shower. Part tiling to walls. Sensor lighting. Extractor fan (untested).

#### BEDROOM TWO

15'9 x 9'2

Double glazed window to front. Radiator (untested).

#### EN-SUITE NO 2

7'9 x 6'5

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to floor and part tiling to walls. Heated chrome towel rail.

#### BEDROOM THREE

15'4 x 11'

Double glazed window to front with fitted shutters. Built in wardrobe cupboards. Radiator (untested).

#### BEDROOM FOUR

14'7 x 9'10

Double glazed window to front with fitted shutters. Radiator (untested).

#### BATHROOM

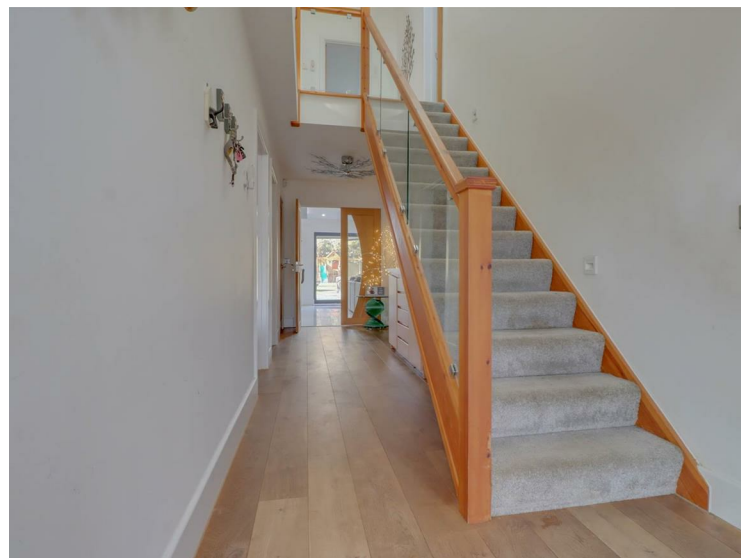
Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiling to floor and walls. Heated chrome towel rail (untested).

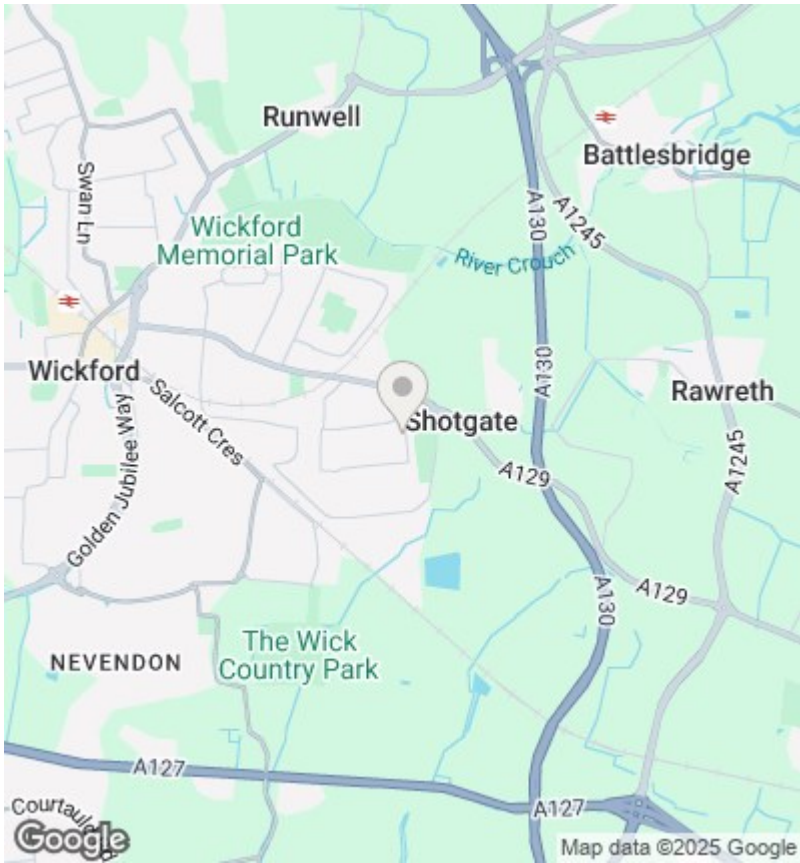
#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid out lawn with shrub borders. Fencing to boundaries. Gate to side. Outbuilding with Bi-folding doors.

#### DRIVEWAY TO FRONT

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





EPC Rating:  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(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	

