



## South Hanningfield Way, Runwell, Wickford

£710,000

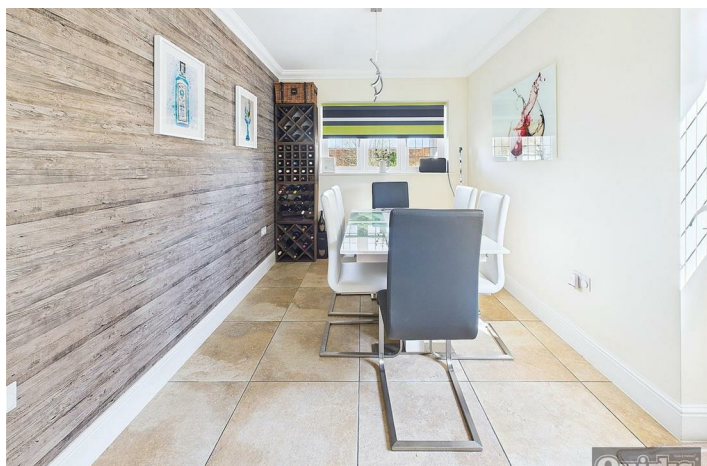
- Living Room 21'8 x 17'8
- 3 Ground Floor Bedrooms
- 4 Bathrooms
- Outbuilding 17'4 x 10'10
- Kitchen/Diner 23'4 x 15'10
- 2 First Floor Bedrooms
- Garden to Rear
- Large Driveway to Front



5 BEDROOM DETACHED CHALET. 3 EN-SUITES. BATHROOM. LARGE DRIVEWAY TO FRONT. GARDEN TO REAR WITH OUTBUILDING 17'4 X 10'10. Situated in a sought after Runwell location close to open farmland yet within easy access of Wickford Town and station is this deceptively spacious 5 bedroom detached chalet built circa 2017 with accommodation benefitting from living room 21'8 x 17'8, kitchen/diner 23'4 x 15'10, 3 ground floor bedrooms, 2-ensuites and bathroom. The property further benefits from 2 first floor bedrooms and en-suite shower room. The property's specification includes double glazed windows and gas fired radiator heating (untested) underfloor heating and air conditioning to ground floor. landscaped rear garden with outbuilding 17'4 x 10'10 and large driveway to front providing ample off street parking.



Council Tax Band: E





Double glazed opaque door and panelling to:

#### SPACIOUS ENTRANCE HALL 23'6 x 11'8

Laminate finish to floor with under floor heating (untested). Storage cupboard. Coved ceiling.

#### BEDROOM FIVE

11'4 x 8'10

Double glazed window to front. Underfloor heating (untested).

#### BEDROOM THREE

13'2 x 8'10

Double glazed window to front. Fitted wardrobe. Under floor heating (untested).

#### EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin/unit and shower cubicle. Fitted mirror with LED. Radiator/rail (untested). Tiling to floor and surround. Coved ceiling.

#### BEDROOM FOUR/HOME OFFICE

10'10 x 9'10

Double glazed opaque window to side. Under floor heating (untested).

#### EN-SUITE

Double glazed window to side. Suite comprising of enclosed low level WC,

vanity wash hand basin/unit and shower cubicle. Radiator/rail (untested). Fitted mirror with LED.

#### BATHROOM

9'10 x 5'6

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin/unit and panel enclosed bath unit. Tiling to floor and surround. Coved ceiling. Extractor fan (untested). Radiator/rail (untested). Fitted mirror with LED.

#### LIVING ROOM

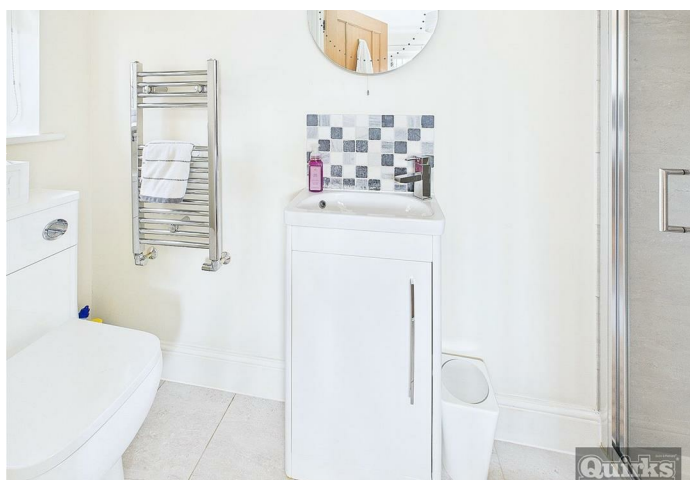
21'8 x 17'8

Double glazed French doors and double glazed panelling to rear. Under floor heating (untested). Air conditioning unit (untested). Coved ceiling.

#### KITCHEN/DINER

23'4 x 15'10

Double glazed windows to side and rear. Double glazed door to rear garden. 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. Glazed splashback. Built in hob, microwave and oven (all untested). Integrated



dishwasher, washing machine and tumble dryer, 2 freezers and fridge (all appliances untested). Island unit with cupboards beneath. Breakfast bar. Coved ceiling. Tiling to floor extending to dining area.

#### FIRST FLOOR LANDING

#### BEDROOM TWO/DRESSING ROOM

11'10 x 10'8

Double glazed Velux style window to front. Radiator (untested). Fitted cupboard. Laminate finish to floor.

#### BEDROOM ONE

25' x 21'2

Double glazed Velux style windows to sides and feature double glazed window to rear with fitted shutters. Fitted wardrobe/cupboards. Air conditioning unit (untested).

#### EN-SUITE

8' x 6'10

Double glazed Velux style window to side. Suite comprising of low level WC, vanity wash hand basin/unit and shower cubicle. Tiling to floor and surround. Fitted mirror with LED. Radiator/rail (untested).

#### REAR GARDEN

Commencing with Sandstone paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to boundaries. Decked area for alfresco dining. External power and lighting (untested). Hot tub area.

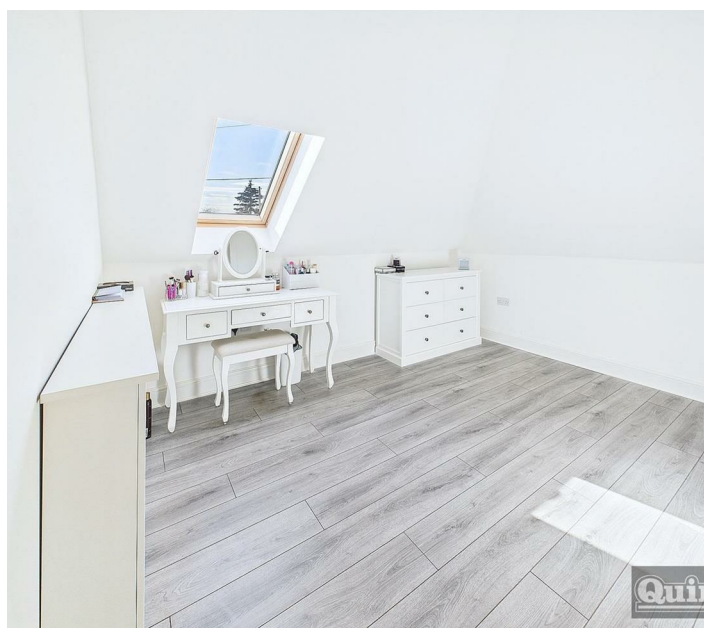
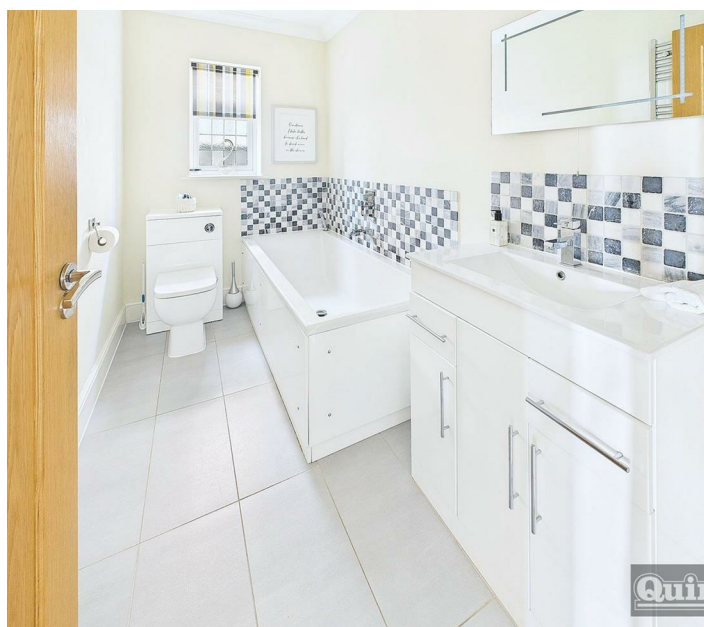
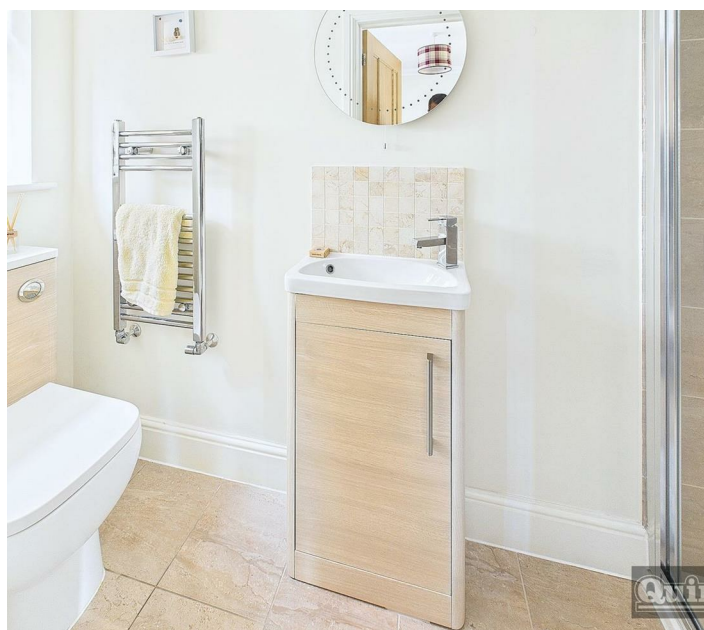
#### OUTBUILDING

17'4 x 10'10

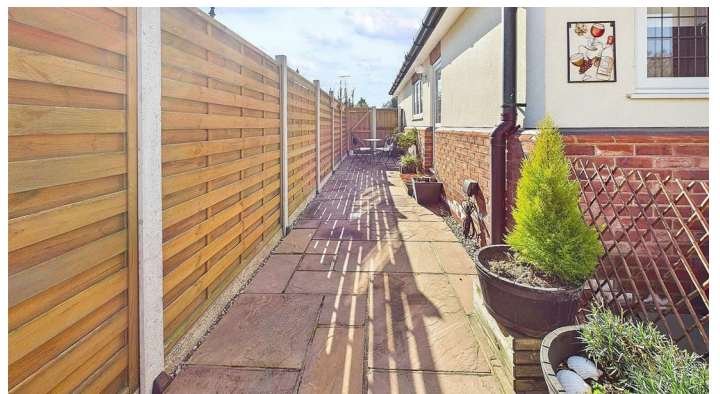
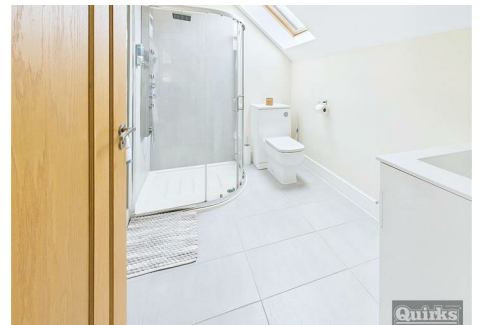
Two windows to side. Power and light connected (untested). Owned solar panels to roof.

#### GATED DRIVEWAY

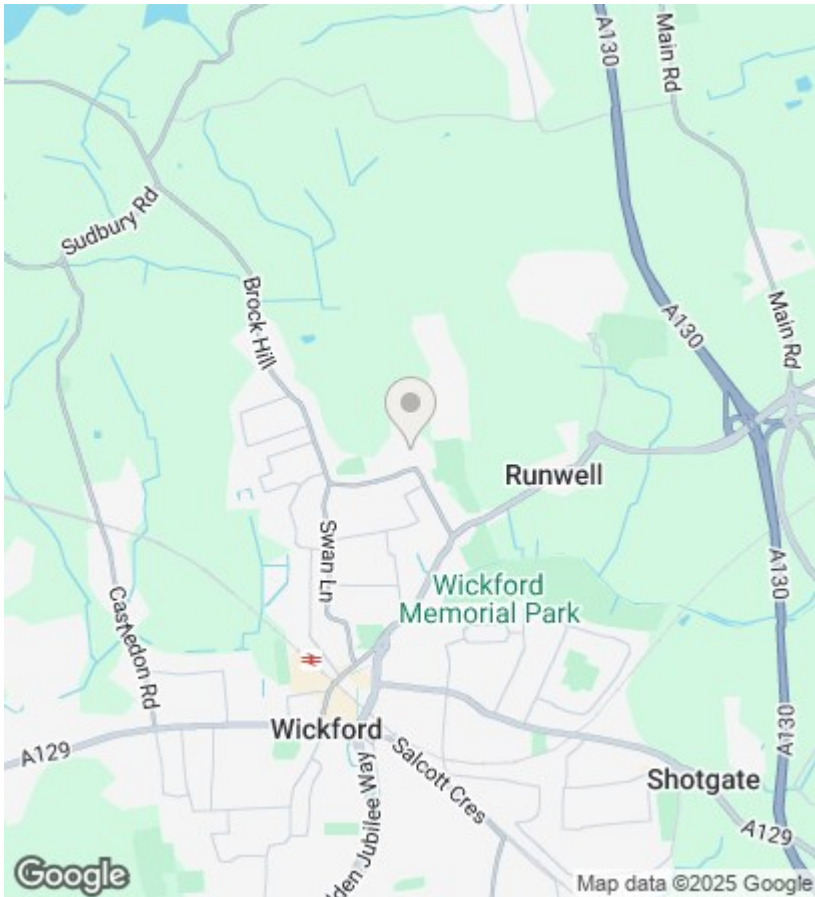
The property benefits from gated driveway to front providing ample off street parking







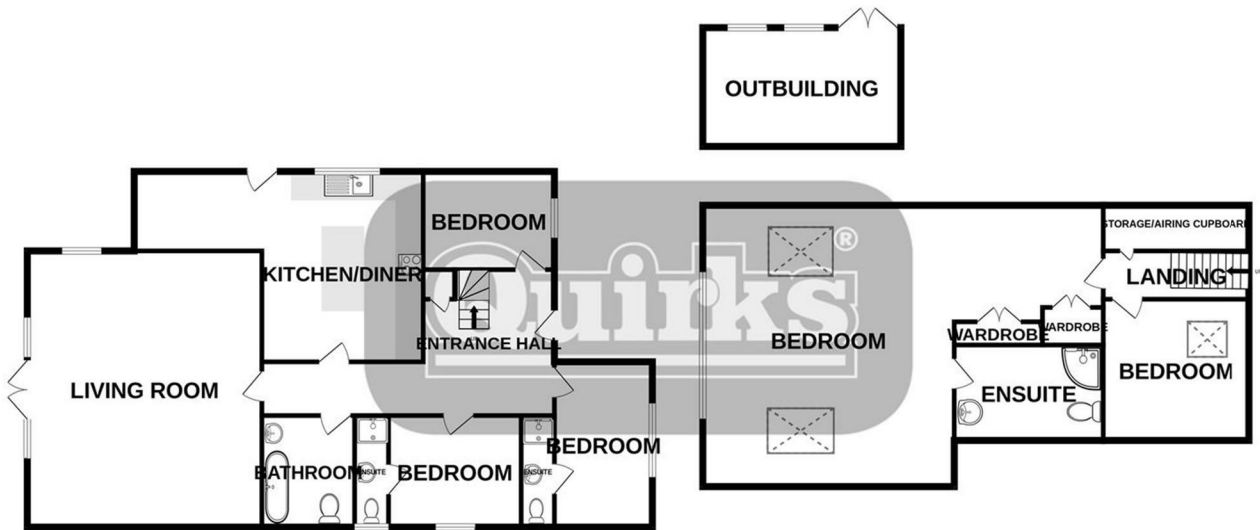




EPC Rating:  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

GROUND FLOOR  
2514 sq.ft. (233.6 sq.m.) approx.



TOTAL FLOOR AREA : 2514 sq.ft. (233.6 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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