



Johnson Close, Wickford

Offers Over £500,000

- Living Room 20' x 14'
- Dining Room 14' x 9'8"
- Cloakroom, En-suite & Bathroom
- Garage & Driveway
- Kitchen 13' x 9'8"
- 3 First Floor Bedrooms
- Easy Maintenance Rear Garden

3 BEDROOM DETACHED. CLOAKROOM, EN-SUITE & BATHROOM. EASY MAINTENANCE REAR GARDEN. GARAGE & DRIVEWAY. Situated on the popular Wick Meadows development is this extended and refurbished 3 bedroom detached property benefitting from accommodation including living room 20' x 14', kitchen 13' x 9'8, snug 13' x 11', dining room 14' x 9'8, 3 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows, gas fired radiator heating (untested) easy maintenance garden to rear, oak flooring, updated boiler (untested) soffit, fascias and guttering. The property also benefits from garage and driveway providing off street parking.



Council Tax Band:



CANOPY PORCH

Double glazed door to:

ENTRANCE HALL

Double glazed window to side.
Radiator (untested). Oak flooring.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and wash hand basin.
Radiator/rail (untested). Extensive tiled surround. Downlighters to ceiling. Access to loft.

SNUG

13' x 11'
Double glazed window to front.
Radiator (untested). Oak flooring.

LIVING ROOM

20' x 14'
Double glazed Bi-folding doors to rear. Radiator (untested). Oak flooring. Air conditioning unit (untested). Semi panelled ceiling.

REFITTED KITCHEN

13' x 9'8
Double glazed window to front. Range of updated base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with Quaker hot tap. Granite returns. Built in larder cupboard and pull out carousel . Recess for washing machine, tumble dryer and dishwasher. Built in oven, induction hob, microwave and extractor fan (all untested). Coffee machine. Integrated fridge freezer (untested). Downlighters to coved ceiling.

DINING ROOM

14' x 9'8
Double glazed French doors to rear garden. Radiator (untested).

FIRST FLOOR LANDING

Access to loft. Coved ceiling. Oak flooring.

BEDROOM ONE

11'6 x 10'
Double glazed window to front.
Radiator (untested). Coved ceiling. Oak flooring.

EN-SUITE

Double glazed opaque window to rear. Updated suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Extensive tiling to floor and walls. Radiator/rail (untested).

BEDROOM TWO

11' x 8'
Double glazed window to rear.
Radiator (untested). Coved ceiling. Oak flooring.

BEDROOM THREE

9'6 x 7'4
Double glazed window to rear.
Radiator (untested). Fitted double wardrobe cupboard. Coved ceiling.

SPACIOUS BATHROOM

9'2 x 5'10
Four piece refitted suite comprising of enclosed low level WC, vanity wash hand basin, double ended bath unit and shower cubicle with body jets. Extensive tiling to floor and walls. Radiator/rail (untested).

REAR GARDEN

The property benefits from landscaped garden to rear for easy maintenance with access to both sides. External taps (untested). Outside pelmet. External lights to rear and side (untested). Lights to brick wall.

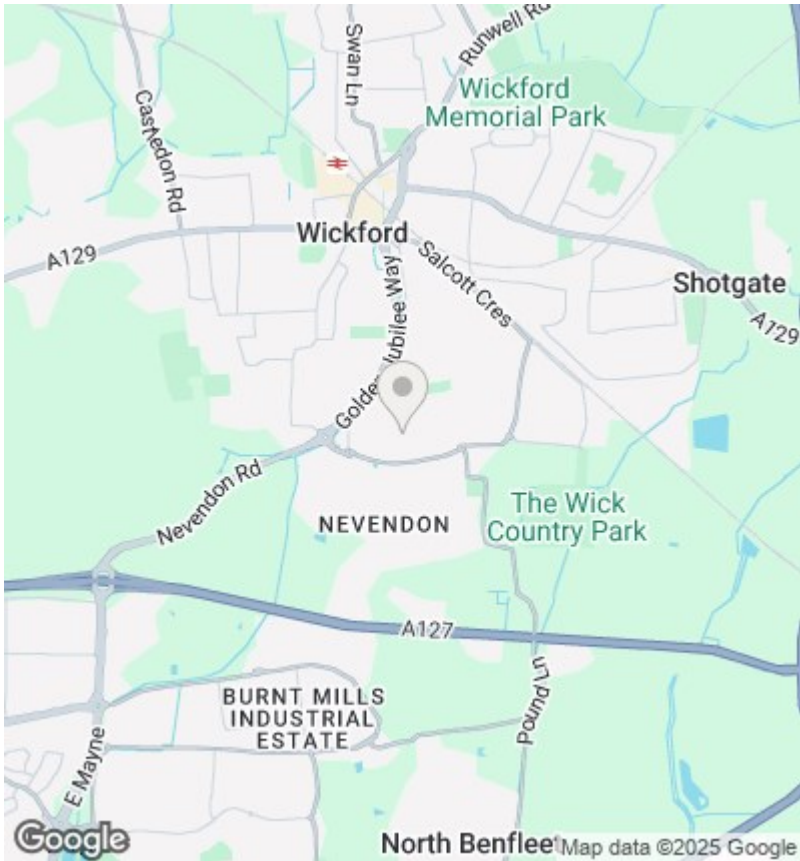
GARAGE

Up and over door to front. Power and light connected (untested).

DRIVEWAY

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





EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

