

## Woodberry Road, Wickford

Offers Over £550,000

- LANDSCAPED SOUTH FACING REAR GARDEN
- 16 SOLAR PANES PLUS 10 KW BATTERY STORAGE
- IMPRESSIVE OPEN PLAN LIVING SPACE WITH FULL WIDTH BI FOLD DOORS
- SPACIOUS MASTER BEDROOM WITH FITTED WARDROBES
- HI GLOSS KITCHEN INTEGRATED WITH LIVING AREA
- EXTENDED, REDESIGNED & FULLY REFURBISHED IN 2018
- INSTALLED ELECTRIC VEHICLE CHARGING POINT
- CONTEMPORARY BATHROOM, REFITTED SHOWERROOM AND CLOAKROOM
- ATTACHED GARAGE AND DRIVEWAY
- EPC - B



Beautifully Extended and Stylishly Renovated in 2018, This Exceptional 4-Bedroom Detached Home Offers Contemporary Open-Plan Living at Its Finest. Featuring sleek bi-fold doors opening to the rear, a high-gloss modern kitchen, a luxurious bathroom, and upgraded shower room and cloakroom. Enjoy a landscaped south-facing garden, an attached garage, and impressive eco-friendly features including 16 solar panels, a 10kW battery storage system, and an EV charger. A Must-See Property!

Located in the desirable Shotgate area of Wickford, this impressive 4-bedroom detached home offers convenient access to scenic countryside and major routes including the A130 and A127. Extensively extended, redesigned, and modernised to a high standard in 2018, the property now boasts a sleek open-plan ground floor layout with full-width bi-folding doors opening onto a low-maintenance, landscaped rear garden.

The spacious accommodation includes a generous master bedroom (138" x 106") with built-in wardrobes, three further well-proportioned bedrooms, a stylish family bathroom, and upgraded shower room and cloakroom. Additional highlights include 16 owned solar panels with a 10kW battery storage system, an EV charger, an attached garage, and a driveway to the front.

 4

 2

 1

 B

Council Tax Band: D



#### ENTRANCE HALL

Welcoming entrance with a double-glazed side window, tiled flooring, radiator, and ceiling coving

#### REFITTED CLOAKROOM

Modern cloakroom with a double-glazed side window, low-level WC, wash hand basin, upright wall-mounted radiator, and tiled surrounds.

#### FEATURE KITCHEN

15'11 x 9'9

Stylish and contemporary kitchen with a double-glazed front window and an extensive range of high-gloss base and wall units with quartz worktops and inset sink. Integrated appliances include a washing machine, dishwasher, fridge, built-in double oven, and induction hob. Finished with downlighters and a porcelain tiled floor.

#### OPEN PLAN LIVING DINING AREA

21'1 x 12'8

Designed for modern living, this impressive space features full-width bi-folding doors opening to the rear garden, double and single radiators, ceiling downlighters, and a continuous porcelain tiled floor.

#### SITTING AREA

15'8 x 13'7

Additional reception space with a double-glazed front window, ceiling downlighters, and secondary access from the hallway.

#### FIRST FLOOR LANDING

Spacious landing area featuring a large built-in storage cupboard, loft access with fitted ladder, and laminate flooring throughout the first floor.

#### BEDROOM 1

13'5 10'3

Generous master bedroom with a double-glazed rear window, radiator, and a full-width range of built-in wardrobes.

#### BEDROOM 2

10'4 x 8'5

Double-glazed rear window and radiator

#### BEDROOM 3

9'9 x 9'7

Front-facing double-glazed window, radiator, and fitted wardrobes with drawers

#### BEDROOM 4

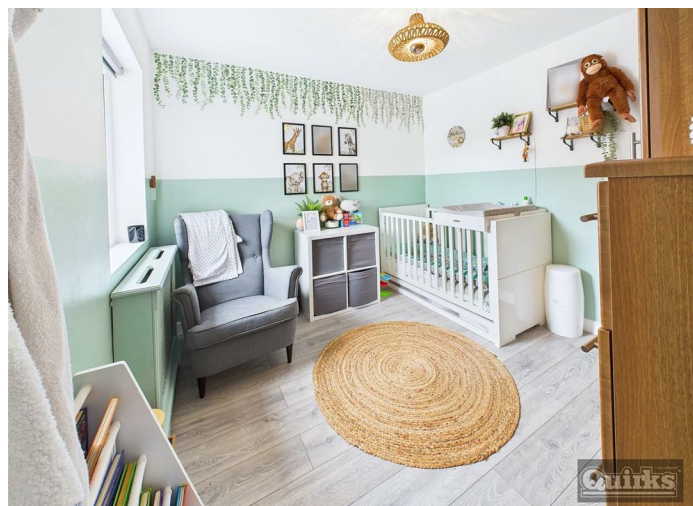
8 x 6'6

Side-facing double-glazed window and radiator.

#### FAMILY BATHROOM

9'11 x 5'9

Double-glazed opaque front window, low-level





WC, vanity wash basin, and bath. Fully tiled with ceiling downlighters, extractor fan, and heated towel rail.

#### UPDATED SHOWER ROOM

7'9 x 6'2

Contemporary walk-in shower, vanity basin, and low-level WC. Double-glazed front window, extensive tiling, and heated towel rail.

#### LANDSCAPED SOUTHERLY GARDEN

Designed for ease of maintenance with artificial lawn, evergreen trees providing screen to compliment updated fencing and extensive patio extending to incorporate BBQ and seating area. Access to side, outside tap and lights with courtesy door to:

#### ATTACHED GARAGE

17'8 x 8'5

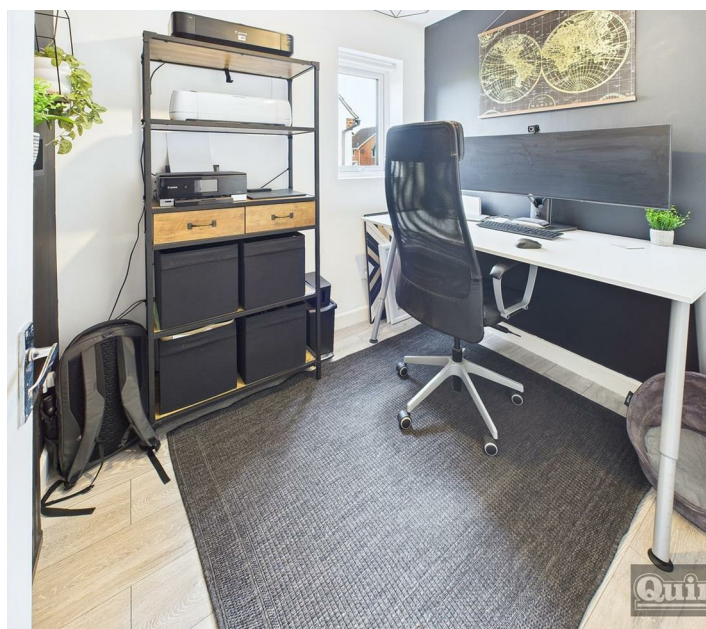
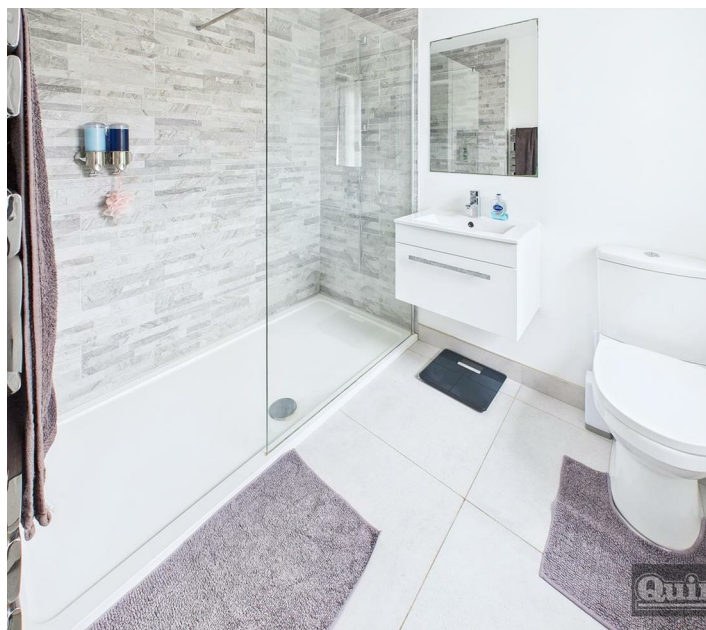
With eaves storage, power and lighting, electric up and over door, driveway parking, and an EV charging point

#### OWNED SOLAR PANELS & BATTERY STORAGE

This property is equipped with 16 owned solar panels capable of generating up to 7.5kW, complemented by a 10kW battery storage system for optimal energy use. An electric vehicle charging point, delivering up to 7kW, is also installed. Additional eco-conscious features include a voltage optimiser, designed to regulate incoming electricity and extend the lifespan of household appliances by maintaining voltage within the optimal range set by the Distribution Network Operator (DNO). Furthermore, the property benefits from DNO approval for an uncapped export limit, allowing surplus energy to be fed back into the grid - maximising energy savings and efficiency.

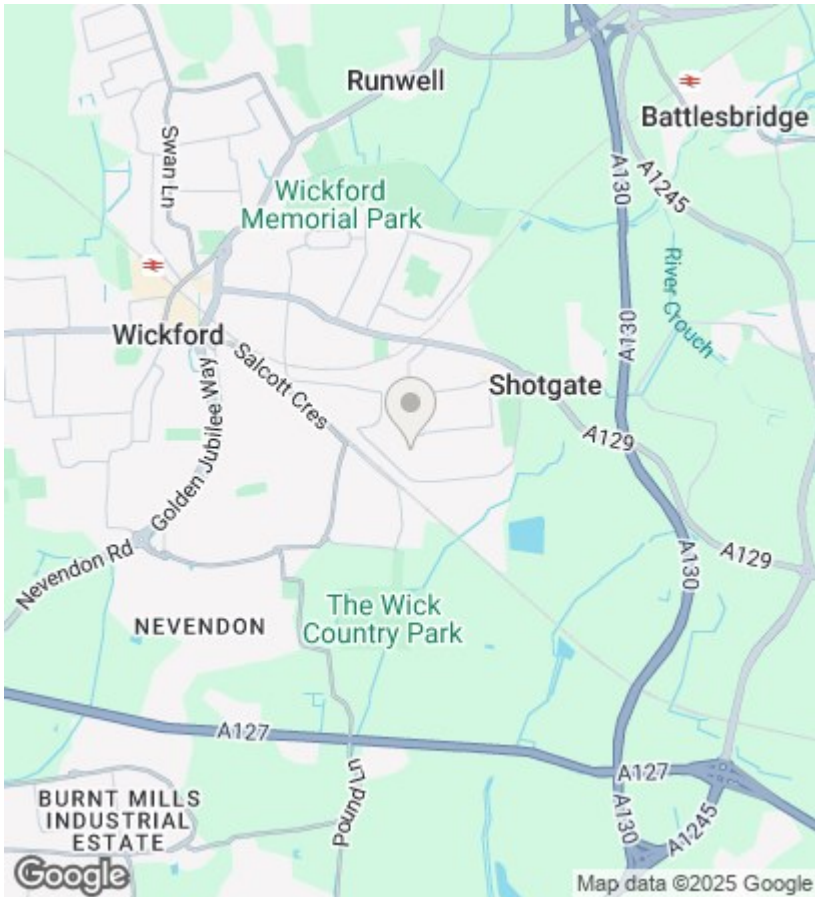
#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





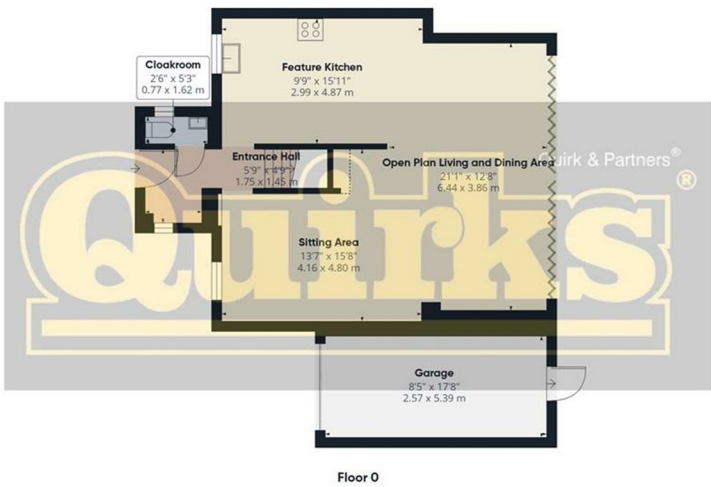




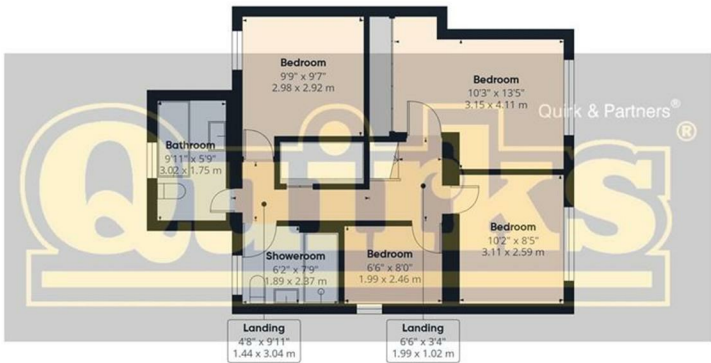
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(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	



Floor 0



Floor 1