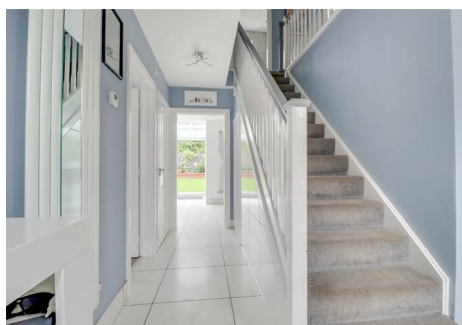




Maple Lane, Wickford

£685,000

- Living Room 17'2 x 12'10
- Utility Room 6'6 x 4'10
- 4 First Floor Bedrooms
- Landscaped Rear Garden
- Kitchen/Breakfast Room 17'2 x 14'4
- Study/Office 9'4 x 6'10
- Ground Floor Cloakroom, 2 En-suites & Bathroom
- Detached Garage & Driveway

4 BEDROOM DETACHED. ATTACHED GARAGE & DRIVEWAY. 2 EN-SUITES. LANDSCAPED GARDEN TO REAR. Situated in the Brock Hill area of Wickford set within easy access of local shops, farmland and town centre is this 4 bedroom detached property benefitting from accommodation including living room 17'2 x 12'10, kitchen/breakfast room 17'2 x 14'4, utility room 6'6 x 4'10, study/office 9'4 x 6'10, snug 11'4 x 10'10, 4 first floor bedrooms, 2 en-suites, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, landscaped garden to rear, detached garage and driveway providing off street parking.



Council Tax Band: F



CANOPY PORCH

Double glazed door and panelling to:

ENTRANCE HALL

Double glazed opaque window to front. Upright radiator. Tiling to floor. Built in shoe cupboard and storage staircase with 6 built in drawers and integrated cupboard.

CLOAKROOM

Suite comprising of low level WC and vanity wash hand basin. Radiator/rail. Tiled surround.

SNUG

11'4 x 10'10

Double glazed window to front. Upright radiator. Laminate finish to floor. Air conditioning unit.

KITCHEN/BREAKFAST ROOM

17'2 x 14'4

Double glazed window and double glazed French doors to rear garden. Semi-vaulted double glazed roof. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. Integrated dishwasher and fridge freezer. Built in oven, microwave, hob and extractor fan. Downlighters to ceiling. Two radiators.

UTILITY ROOM

6'6 x 4'10

Double glazed door to side. Additional base and wall mounted units with worktops. Integrated washing machine. Cupboard housing updated gas fired boiler.

COVERED AREA TO SIDE

Power and light.

LIVING ROOM

17'2 x 12'10

Double glazed French doors and double glazed panelling to rear garden. Upright radiators. Laminate finish to floor.

STUDY/OFFICE

9'3" x 6'9"

Double glazed window to front. Radiator.

FIRST FLOOR LANDING

Access to large loft which is boarded. Built in wardrobe/cupboard. Radiator.

BEDROOM ONE

14'2 x 14'

Double glazed window to front. Radiator. Fitted wardrobe cupboards. Laminate finish to floor. Air conditioning unit.

EN-SUITE NO 1

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



Radiator/rail. Extensive tiled surround. Illuminated mirror. Extractor fan.

BEDROOM TWO

12'5 x 9'

Double glazed window to front. Radiator. Fitted mirror fronted wardrobe cupboards.

EN-SUITE NO 2

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiling to floor and surround. Shaver point.

BEDROOM THREE

9'2 x 9'

Double glazed window to rear. Radiator. Built in wardrobe cupboards.

BEDROOM FOUR

10'6 x 9'2

Double glazed windows to rear and side. Radiator. Built in wardrobe cupboards.

REFITTED BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Extensive tiled surround. Radiator/rail. Illuminated mirror. Tiling to floor.

REAR GARDEN

The property benefits from landscaped garden to rear commencing with porcelain patio to immediate rear with remainder laid to artificial lawn with raised beds. Fencing to boundaries. Hot tub to remain. Courtesy door to:

ATTACHED GARAGE

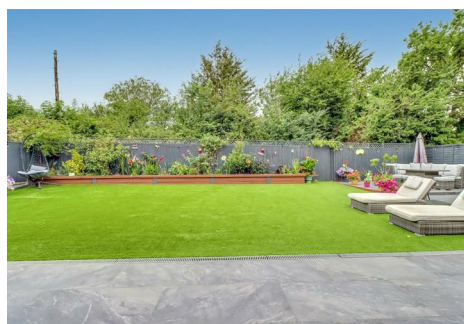
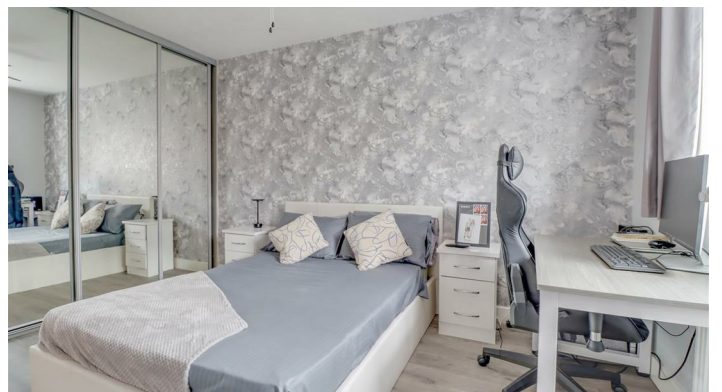
23'2 x 9'10

Electric door to front. Power and light connected. Storage space in eaves. With independent driveway providing off street parking.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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	86	
(81-91) B		
(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

