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Roxwell Crescent, Wickford

Offers Over £487,500

- Large corner plot, fully detached and unoverlooked
- Electric door to alarmed garage with power and light
- Walking distance to Mainline Station
- Large block paved driveway for numerous cars
- Principal Bedroom with newly fitted en-suite
- Refurbished to a high standard
- 19' Lounge opening to south west conservatory
- Newly fitted kitchen with breakfast bar
- Summerhouse plus additional garden shed
- New internal doors to ground floor

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Situated on the popular Wick Meadows development close to local shops, park and schools and within easy access of town centre and mainline station on a larger corner plot is this Carter & Ward built 4 bedroom detached property benefitting from accommodation including lounge 19' x 14'4, refitted kitchen 13' x 7'10, conservatory/dining 10'8 x 9', 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, updated alarm system, southerly garden to rear and attached garage with driveway to front providing off street parking.

4 3 2 C

Council Tax Band: E







Double glazed opaque door to:

ENTRANCE HALL
Radiator. Under stairs cupboard and double cupboard. Coved ceiling. Laminate finish to floor.

CLOAKROOM
Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Radiator. Tiling to floor and surround. Coved ceiling. Potential space for addition of shower.

REFITTED KITCHEN
13' x 7'10
Double glazed window to front. Double glazed door 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. Breakfast bar. Built in oven, microwave, hob and extractor fan above. Footlights. Integrated dishwasher and fridge freezer. Radiator. Downlighters to ceiling.

LOUNGE
19' x 14'4
Double glazed window to rear. Two radiators. Mock fire place. Coved ceiling. Laminate finish to floor. Double glazed doors to:

DINING/CONSERVATORY
10'8 x 9'
Brick base with double glazed French doors to rear garden. Radiator. Laminate finish to floor. South/westerly aspect.

FIRST FLOOR LANDING
Coved ceiling.

BEDROOM ONE
14'8 x 9'10
Double glazed window to rear. Radiator. Coved ceiling.

EN-SUITE
Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail. Coved ceiling. Shaver point.

BEDROOM TWO
9'2 x 8'8
Double glazed window to rear. Radiator. Coved ceiling. Access to loft which light, lagging and boarding.

BEDROOM THREE
9'8 x 6'10
Double glazed window to front. Radiator.

BEDROOM FOUR/DRESSING ROOM
8' x 8'
Double glazed window to front. Radiator. Airing cupboard housing cylinder. Mirrored fronted wardrobe cupboards possibly to remain.

BATHROOM
Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit. Tiled surround. Radiator/rail. Coved ceiling. Shaver point.

REAR GARDEN
South-west facing and designed for easy maintenance with block paved patio to immediate rear with remainder laid to artificial lawn. Summerhouse and further shed. Access to both sides. Courtesy door to:

ATTACHED GARAGE/UTILITY
Electric door. Alarmed with power and light connected. Space and provision for washing machine and tumble dryer. Roof storage space above.

DRIVEWAY TO FRONT
The property benefits from an extensive block paved driveway to front providing off street parking for numerous vehicles

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 their own enquiries about the functionality.

ADDITIONAL COMMENTS

Positioned on a large corner plot on one of Wickford's quieter established crescents, this detached four-bedroom home has been refurbished throughout — and the standard of finish is immediately obvious.

The plot is the first thing you notice. A newly landscaped frontage gives block-paved parking for up to five cars, with an electric door opening into an alarmed garage with power, lighting and roof storage — a genuinely useful space rather than somewhere to put the bins. Two separate side entrances mean the house is fully detached and unoverlooked on every side, with an outside tap to one flank.

Inside, a bright entrance hall All doors are new with the exception of the understairs cupboard. The double doors leads to a generous storage cupboard. Large under stairs cupboard. Large door leads to a an extremely grand cloakroom, big enough to take a shower should a future owner want one. The kitchen has been fully refitted with a breakfast bar, integrated appliances still under guarantee, and windows to two aspects that keep it light all day plus side door access. Across the hall, the lounge runs to nearly nineteen feet, with a mock fireplace, twin radiators and new double-glazed doors opening into the conservatory.

That conservatory is the room this family finds extremely useful with ceiling and window blinds. It faces south-west over a landscaped garden of block paving and low-maintenance artificial lawn, with a summerhouse and a further shed to the side — a garden built for long evenings rather than weekend mowing.

Upstairs are four bedrooms and a family bathroom with both bath and separate shower. The principal bedroom is a comfortable double served by an en-suite newly fitted screen and doors. Two further bedrooms sit to the front and rear, and the fourth works equally well as a dressing room, nursery or home office, with mirrored wardrobes. The loft is a good size — lit, lagged and boarded.

An EPC rating of C keeps running costs sensible, and the house is ready to move into with nothing left to do.

LOCATION

Roxwell Crescent sits within easy walking distance of local shops and a good choice of primary and secondary schools. Wickford railway station is around fifteen minutes on foot, with direct Greater Anglia services reaching London Liverpool Street in as little as 36 minutes and running several times an hour. For travel further afield, the hourly Airlink X10 runs direct from Wickford to Stansted Airport, and the A127, A130 and A12 are all within a short drive.











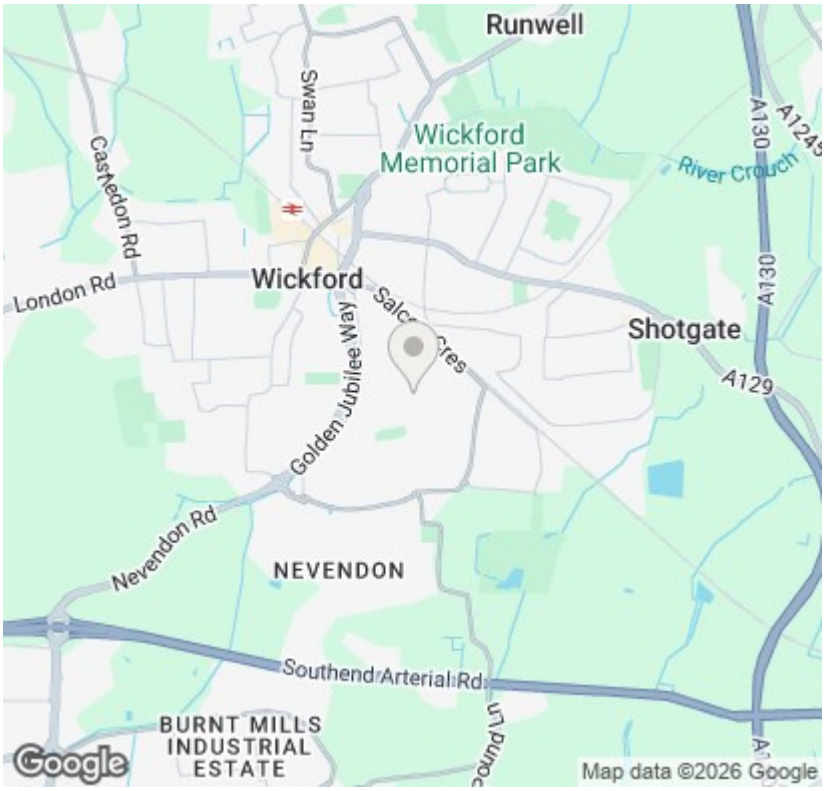






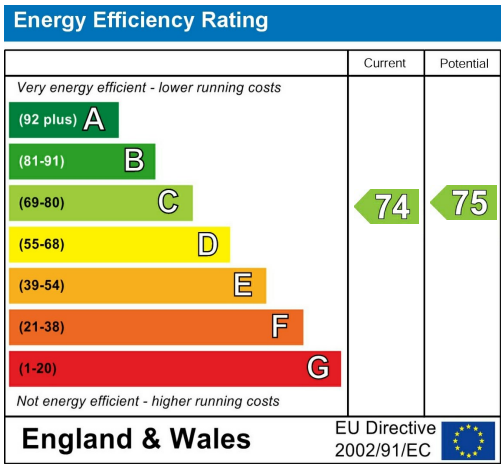


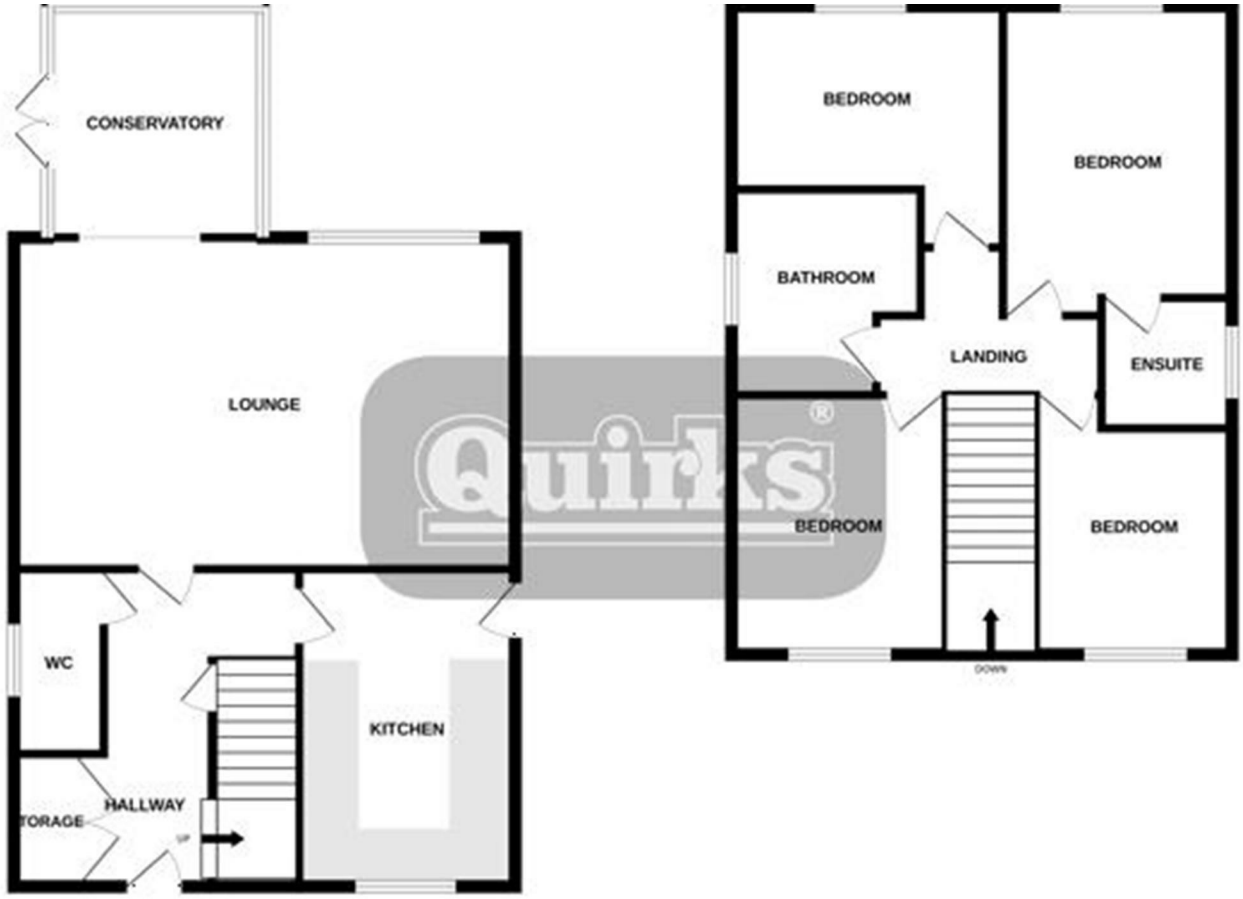




EPC Rating:

C





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