



Southbourne Grove, Wickford

£700,000

- Living Room 16'8 x 16'
- Utility Room 7'10 x 6'8
- En-suite & Bathroom
- Detached Garage
- Feature Kitchen/Diner 24' x 14'6
- 4 Bedrooms
- Garden to Rear Over Meadows
- Driveway to Front

RECENTLY EXTENDED AND MUCH IMPROVED 3/4 BED DETACHED PROPERTY SET IN A SEMI RURAL POSITION WITH FIELD VIEW TO REAR. FEATURE VAULTED 24' KITCHEN/DINER WITH BI-FOLDS TO GARDEN. LIVING ROOM 16'8 X 16', 16' MASTER BEDROOM WITH EN-SUITE AND DRESSING ROOM. 2/3 GROUND FLOOR BEDROOMS PLUS BATHROOM. UTILITY AND LARGE DETACHED GARAGE.



Council Tax Band: E



Double glazed opaque door to:

ENTRANCE PORCH

Double glazed windows to front and side. Part glazed door and panelling to:

ENTRANCE HALL

17'2 x 6'6

LVT flooring. Radiator., Under stairs cupboard.

BEDROOM

11' x 10'10

Double glazed box bay window to front. Radiator.

BEDROOM

9' x 9'

Double glazed window to side. Radiator.

STUDY/BEDROOM FOUR

9' x 7'10

Double glazed window to front. Upright radiator. Amtico finish to floor.

BATHROOM

10'10 x 5'10

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin, panel enclosed bath unit and shower cubicle. Radiator. Tiled surround.

INNER HALL

UTILITY ROOM

7'10 x 6'8

Double glazed window and double glazed door to side. Range of refitted

base and wall mounted units providing drawer and cupboard space. Cupboard housing boiler. Radiator. Space for washing machine and tumble dryer. Tiled surround.

LIVING ROOM

16'8 x 16'

Double glazed window to side. Two radiators. Coved ceiling,. Square archway to:

FEATURE KITCHEN/DINER

24' x 14'6

Semi vaulted ceiling with solar power roof. Double glazed patio sliding windows and doors to rear. Extensive range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit. 2 built in ovens incorporating grill & microwave with hob and extractor fan. Integrated dishwasher, full height fridge and freezer and walk in larder. Tiled surround. LVT flooring. Radiator.

FIRST FLOOR LANDING

Double glazed Velux style window to side. Airing cupboard.



BEDROOM

16' x 13'

Double glazed window to rear with views over farmland. Radiator.

WALK IN DRESSING ROOM

Potential further bedroom. Access to eaves storage.

EN-SUITE

Double glazed Velux style window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Wood flooring.

REAR GARDEN

Commencing with porcelain patio to immediate rear with remainder laid to lawn with additional patio area. Meadow to rear. Wide area to side. Path and gate.

DETACHED GARAGE

Roller door to front. Storage to rear. Loft space.

DRIVEWAY

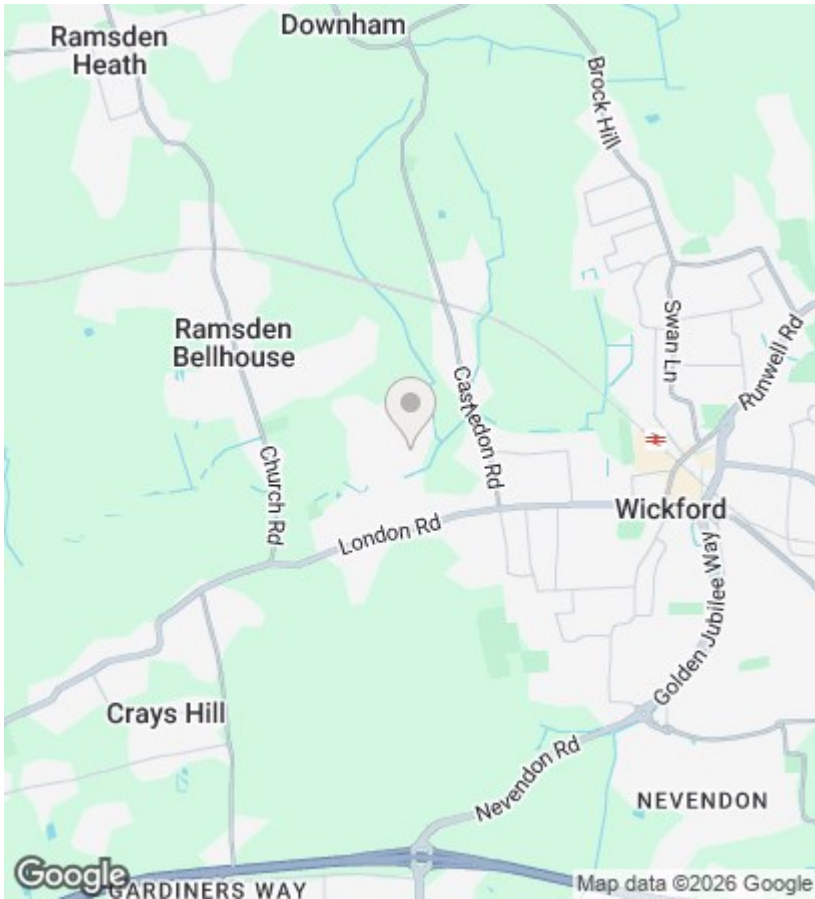
The property benefits from driveway to front providing ample off street parking.

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 their 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	81	88
(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



First Floor

