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Estate Agents

* Guide Price £800,000 - £850,000 * PLANNING APPROVED * Bear Estate Agents are pleased to offer this stunning property nestled in the tranquil setting of Church Road, Rawreth, Wickford, this exceptional detached bungalow offers a unique blend of comfort and space. With three well-proportioned bedrooms, this home is perfect for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

Planning approved to transform the current dwelling into an impressive four bedroom house. This generous land offers endless possibilities for gardening, outdoor activities, or simply enjoying the serene surroundings.

The bungalow is in excellent condition, ensuring that you can move in with ease and enjoy your new home from day one. The modern bathroom is well-appointed, catering to all your needs. One of the standout features of this property is the expansive outdoor area, which spans an impressive 1.3 acres. This is also a private gated yard within the grounds.

For those who appreciate outdoor cooking, the property includes a charming outside kitchen, perfect for al fresco dining during the warmer months. The gated driveway provides secure parking for up to 12 vehicles, making it ideal for hosting gatherings or accommodating guests.

Surrounded by picturesque fields, this bungalow offers a peaceful lifestyle while still being conveniently located for local amenities. Whether you are looking for a family home or a

- 1.3 Acre Plot
- Outbuildings, Secure Storage Yard And Gated Entrance
- A Must View
- Three Bedrooms
- Huge Potential STPP
- Modern Kitchen And Bathrooms
- Detached Bungalow
- Semi-Rural Location
- Outside Kitchen

Church Road

Wickford

£800,000

Price Guide

3 2 2 E

Church Road

External Front
The property is approached by a gated front entrance, and new wall surround. The frontage provides parking for approximately 10-15 cars,. There is side access into the main rear plot and doors leading into the converted yard, and a third door leading to the outside office and outside kitchen area. There is external lighting, side access, to high fence that surrounds.

Hallway
6'4" x 17'7"
Wooden door leading into the hallway. Obscure double-glazed windows. Hallway has a loft access, high cielongs with inset spolights, power points, under floor heating, radiator and hairringbone floors. Doors to three bedrooms, main bathroom and the open plan lounge kitchen diner.

Main Bathroom
6'2" x 7'7"
Newly fitted four piece suite, obscure double-glazed windows to side, feature tiled surround. Wall mounted mirror with in-built lighting, vanity unit, dual flush WC, panel bath with hand held shower, wall mounted radiator and double width walk in shower.

Bedroom 3
9'11" x 7'11"
Double-glazed windows to side aspect, fitted aircon, carpeting through out, plenty of power points and potential for build in storage.

Bedroom 2
9'10" x 13'4"
Double-glazed windows to the side aspect, overlooking the large side garden and storage area. Radiator, smooth ceilings with central ceiling lights. Potential for storage to one wall, plenty of power points and fitted , Mitsubishi aircon unit. AV points.

Master Bedroom
11'3" x 10'5"
Double-glazed windows to the rear overlooking the large rear garden and grounds, potential for built in storage. Smooth ceilings with inset spotlights, Mitsubishi aircon units, radiator and plenty of power points. Curtsey door leading into the dressing room.

Walk In Wardrobe
11'1" x 5'11"
Wood effect floor surrounds, smooth ceilings with inset spotlights. Fitted storage through out and a large dressing table, radiator.

Family Room
16'2" x 15'10"
Herringbone flooring through out, double-glazed sliding doors into the conservatory. Double-glazed windows to the side, and an open archway leading into the newly fitted kitchen. There is a stunning brick open fire place ready to use, multiple radiators and plenty of power points. Inbuilt ceiling speakers, inset spotlights and potential for storage.

Kitchen
8'6" x 8'10"
The kitchen comprises a range of shaker style top and base units, with inbuilt double Samsung ovens and microwave. There is a built in American style fridge and freezer, butler sink mixer tap with draining board. Quartz worktop, three double-glazed windows to side aspect. Feature tile splashbacks and skirting lighting throughout. Inset spotlights, herringbone floors. There is a four ring induction Smeg hob and plenty of storage throughout.

Rear Conservatory/Dining Room
7'11" x 17'3"
Windows to side aspect, overlooking the grounds. There is built in shaker storage to one wall, herringbone effect flooring throughout. Double doors onto the rear patio, radiator, power points and inset spotlights.

Garden
Large wrap around patio with an outside kitchen area. The garden benefits from power and water, there is unoverlooked aspect from all angles. There is a further courtyard to the front of the property which has been used as storage and parking. There is an outside toilet, and this has great potential to become stables if necessary.

External
There is two garages, with up and over door, and power and electricity. There is an outside kitchen with inbuilt lighting. Power points, space for a gas barbeque cooker, slate worktops and storage. This then leads onto a covered outside lounge area, benefitting from lighting and 360 views of the impressive plot. To the rear there is no one over-looking, double-width side accesses. A further car entrance. There is an outside office and a yard, which is completely gated and has great potential to be converted to stables.

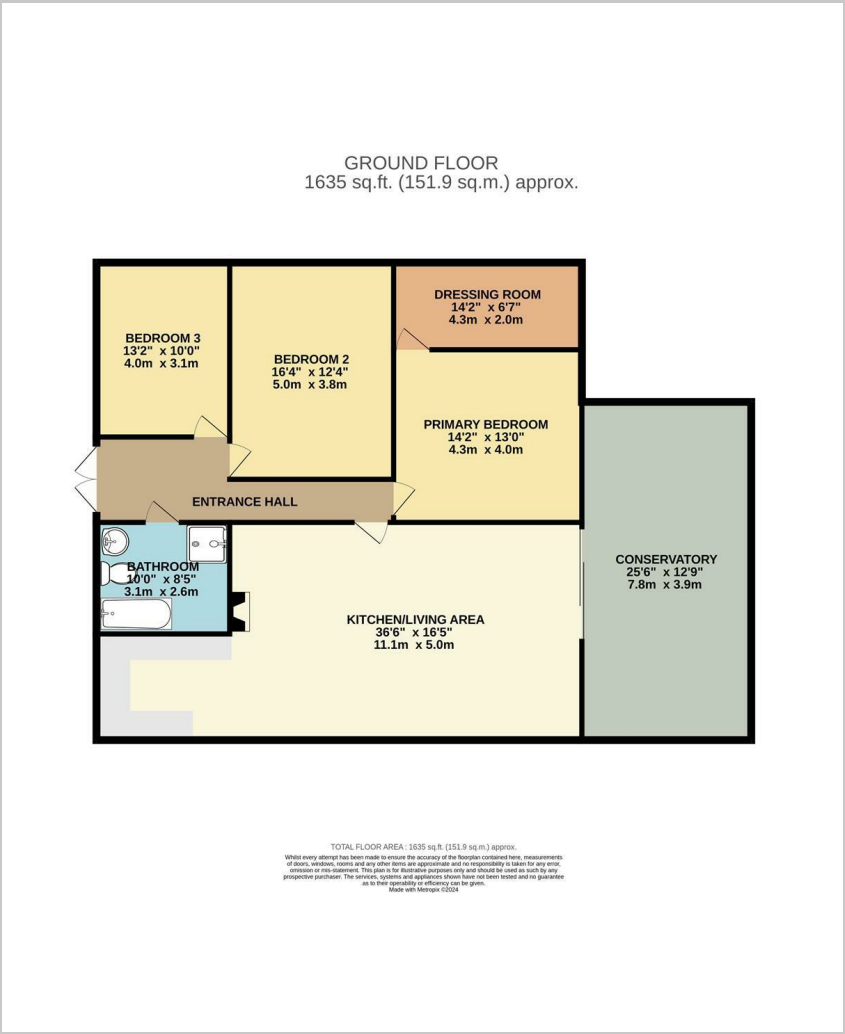
Planning Permission
We are delighted to confirm that full planning has been passed for a four bedroom detached bungalow and just under 2000sqft. This stunning proposed property features apex windows, open plan spaces and a large parcel parcel of land with a yard. A must view.

https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=24/00590/FUL

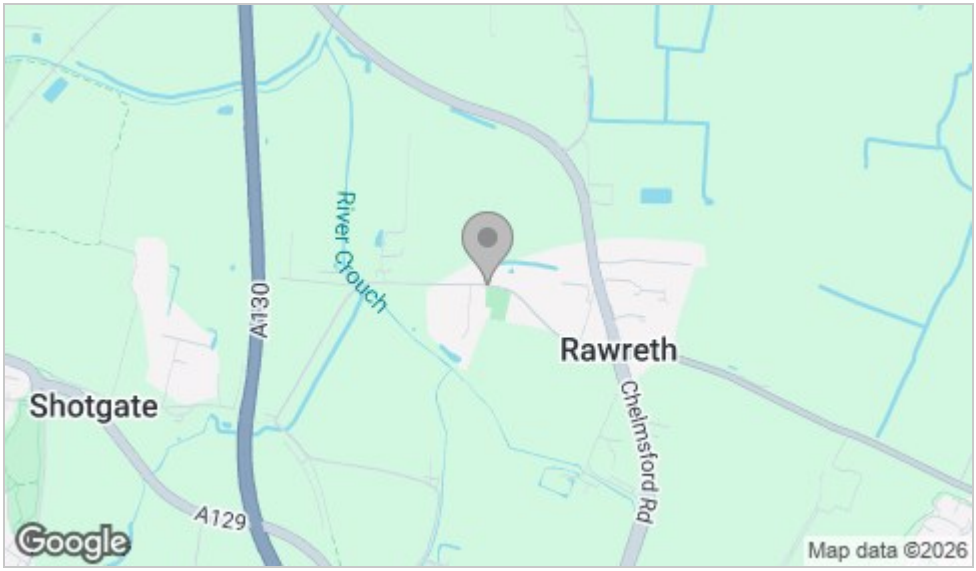
Agents Notes
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.
Tenure - Freehold
Council Tax Band - F

Yard
Gated yard, power, water, guest WC. Two access a points.

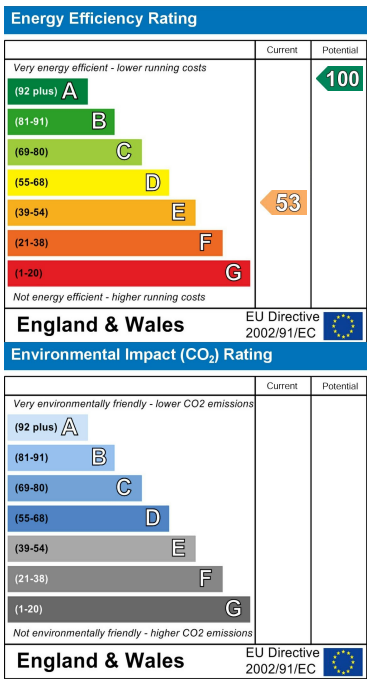
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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