



Flemings Farm Close, Runwell, Wickford

Offers Over £325,000



- Built in 2024 with a fresh, contemporary finish throughout.
- Incredible 999-year lease from new with no ground rent to pay.
- Generous private balcony overlooking a delightful tree-lined greensward
- Private front door giving a true house-like feel.
- Stunning open-plan lounge, kitchen and dining room perfect for entertaining.
- Exceptionally spacious principal bedroom with an impressive wardrobe area.
- Versatile second bedroom ideal for guests, children or working from home.
- Allocated parking included.
- Situated on the highly desirable St Luke's Development in Runwell.
- Excellent access to local amenities, parks and major road links.



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

Built in 2024, this stunning coach house boasts huge open-plan living, a sunny balcony overlooking leafy greensward, private entrance, 999-year lease, no ground rent and allocated parking.

You know those properties that make you instantly think, "Yep... this is the one."? Well, welcome to Flemings Farm Close, a seriously stylish two-bedroom coach house that's serving first-home goals, downsizer dreams and investor envy in equal measure.

Nestled within the ever-popular St Luke's Development in Runwell, this immaculate home was built in 2024, meaning everything still has that fresh-out-the-wrapper feeling. Better yet, it comes with an incredible 999-year lease from new and absolutely no ground rent. That's right... one less bill to worry about and one more excuse to book that holiday.

This home enjoys its very own private front door, giving you all the independence and privacy you'd expect from a house. Step inside and head upstairs where the magic really begins.

The true showstopper is the sensational open-plan lounge, kitchen and dining room—a light-filled social space designed for modern living. Whether you're hosting friends, perfecting your latest air fryer masterpiece or settling in for a movie marathon, this room effortlessly adapts to every occasion. The icing on the cake? French doors open onto a generous private balcony, creating the perfect spot for your morning coffee, evening glass of wine or simply unwinding while enjoying peaceful views across a charming tree-lined greensward. It's your own little slice of outdoor sanctuary without the maintenance of a garden.

The kitchen flows seamlessly into the living area, creating one huge sociable hub where conversations never stop and nobody gets left cooking alone. Add your favourite coffee machine, a statement dining table and a comfy sofa, and you've officially unlocked main character energy.

Follow the hallway and you'll discover a remarkably generous principal bedroom, complete with an impressive wardrobe area that's crying out to be colour coordinated. Shoe lovers... you've finally found your happy place.

Bedroom two is ideal as a guest bedroom, nursery, dressing room or the all-important home office for those Zoom calls where everyone pretends they're paying attention.

The contemporary family bathroom continues the home's sleek finish with modern fittings and a fresh, hotel-inspired feel.

Outside, life remains refreshingly simple thanks to allocated parking, while the surrounding area offers everything you could need. Parks, everyday amenities, schools and excellent road links are all within easy reach, making commuting and weekend adventures wonderfully straightforward.

Whether you're stepping onto the property ladder, downsizing without compromise or adding a high-quality home to your portfolio, this coach house ticks boxes you didn't even know you had.

So... before somebody else slides into its DMs, we'd recommend arranging a viewing.

Because homes like this don't stay trending for long.



Colubrid.co.uk

THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/13-flemings-farm-close-wickford-ss11-7pj/5494413>

Service Charge: £388.00 per annum

Annual Ground Rent: n/a

Length of Lease: 997 years remaining

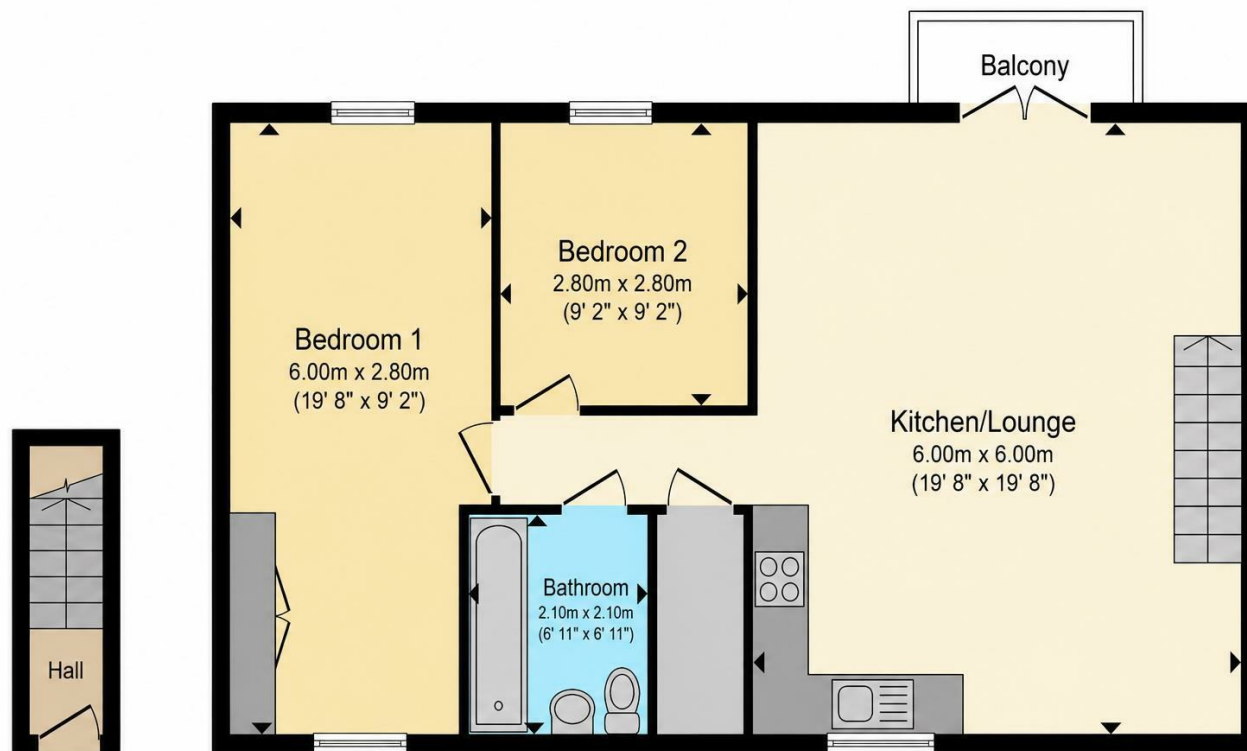
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor

First Floor

