



# Iona Way , Wickford, SS12 9QX Guide Price £675,000

\*\* GUIDE PRICE £675,000 - £700,000 \*\*

Situated on the sought-after Wick Meadows development, this impressive FOUR bedroom detached family home on Iona Way offers generous and versatile accommodation, ideally suited to modern family living. The property enjoys a quiet residential setting while remaining conveniently close to local amenities, well-regarded schools, transport links, and the scenic Wick Country Park.

The ground floor is designed with both space and flexibility in mind, benefiting from underfloor heating throughout the entire downstairs for added comfort and efficiency. The heart of the home is the well-appointed kitchen/diner, offering ample worktop space, integrated appliances, and room for family dining. This flows seamlessly round into the lounge/reception space, creating an excellent layout for entertaining or everyday family life.

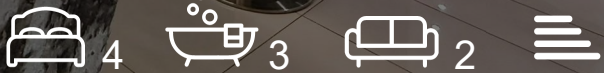
A separate utility room, ground floor WC, and a useful office/additional reception room enhances the practicality of the home.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Bedroom 2 & Bedroom 3 benefit from built

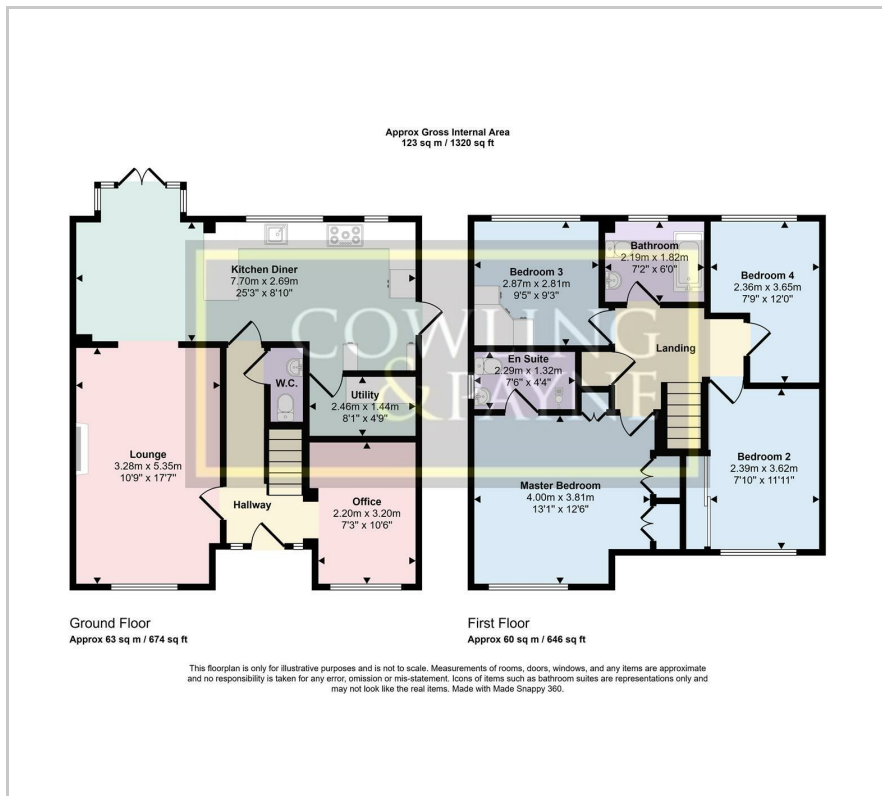
- GUIDE PRICE £675,000 - £700,000
- CHAIN FREE
- POPULAR WICK MEADOWS LOCATION
- OFF STREET PARKING & GARAGE
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- FOUR BEDROOM DETACHED HOUSE
- EN SUITE TO MASTER
- NEARBY LOCAL SHOPS, TAKEAWAYS & DOCTORS - SILVA ISLAND WAY
- COUNCIL TAX BAND - E - BASILDON
- ENERGY PERFORMANCE RATING - TO FOLLOW

### Viewing

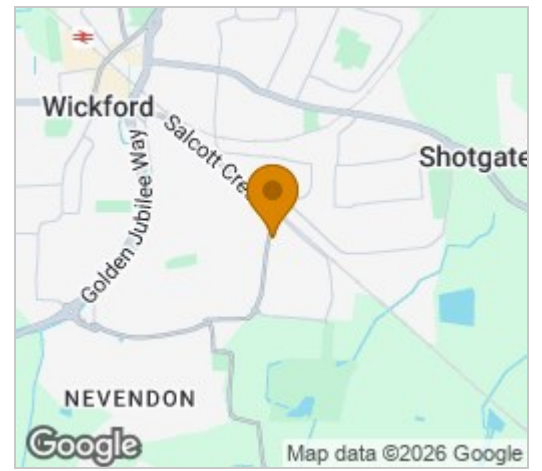
Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.



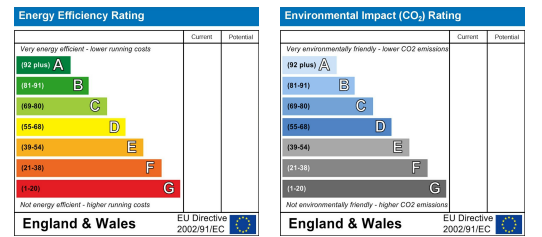
# Floor Plan



# Area Map



# Energy Efficiency Graph



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