

Wick Beech Avenue, Wickford

£719,995

- Lounge 16'6 x 11'6
- Study/Home Office 8' x 6'4
- En-suite & Family Bathroom
- Easy Maintenance Rear Garden
- Speaker & Light Control System
- Feature Kitchen/Living 25'8 x 19'2
- 4 Bedrooms
- Annex
- Driveway to Front
- Fresh Air System

4 BEDROOM EXTENDED DETACHED. DRVIEWAY TO FRONT. 1 BEDROOM ANNEX. EASY MAINTENANCE GARDEN TO REAR. Situated in a popular and convenient location set within walking distance of town centre and mainline station is this spacious and extended 4 bedroom detached property benefitting from accommodation including lounge 16'6 x 11'6, study/home office 8' x 6'4, playroom 15'2 x 7'11, feature kitchen/living 25'8 x 19'2, 4 first floor bedrooms, en-suite shower room and family bathroom. The property's specification includes double glazed windows, gas fired radiator heating, fresh air system, speaker and light control, silicon rendering, under floor heating to the bathroom, en-suite and ground floor extension with easy maintenance garden to rear and driveway to front providing off street parking. The property further benefits from a purpose built annex with living/kitchen 15'3 x 13'2, bedroom 11'6 x 10'10 and en-suite.



Council Tax Band:



Double glazed door and panelling to:

SPACIOUS ENTRANCE HALL
Porcelain tiling to floor.
Radiator.

PLAYROOM
15' x 7'9"
Double glazed windows to front and side. Laminate finish to floor. Utility area. Gas fired boiler.

STUDY/HOME OFFICE
7'9" x 6'3"
Double glazed window to side. Radiator.

LOUNGE
16'10" x 11'4"
Double glazed window to rear. Radiator. Slate media wall incorporating raised fireplace. Laminate finish to floor. Air conditioning unit.

FEATURE KITCHEN/LIVING
25'8" x 17'11"
Double glazed Bi-folding doors to rear garden. Porcelain flooring. Window and door to side. Range of base and wall mounted units providing drawer and cupboard space with Granite work tops extending to incorporate inset sink unit with hot water top. Breakfast bar. 3 built in ovens, microwave hob and extractor fan. Under floor heating.

FIRST FLOOR LANDING
Access to loft.

BEDROOM
19'3" x 11'1"
Double glazed French doors to glazed Juliet balcony. Air conditioning unit.

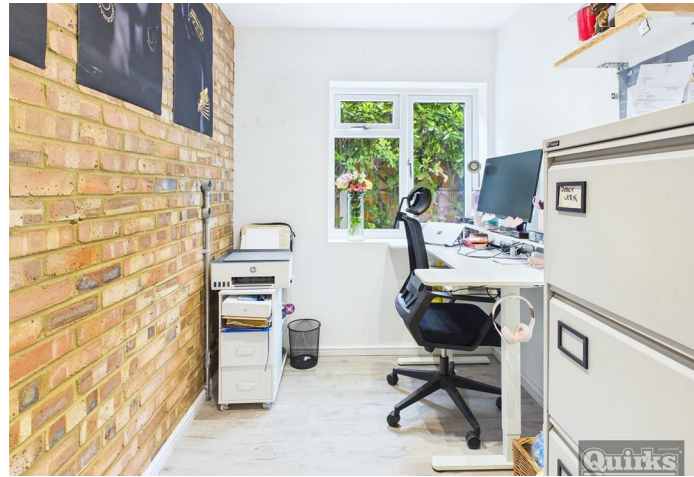
WALK IN DRESSING ROOM
6'3" x 5'4"
Double glazed Skylight.

EN-SUITE
Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and walk in frameless shower cubicle. Storage cupboard. Downlighters to ceiling. Tiling to floor and surround. Under floor heating.

BEDROOM
11' x 9'9"
Double glazed window to front. Storage in alcove. Upright radiator. Walk in dressing area. Double glazed window to side.

BEDROOM
11'4" x 9'9"
Double glazed window to front. Built in double wardrobe cupboard.

BEDROOM
12'11" x 8'3"
Double glazed French doors and panelling to Juliet balcony. Radiator.



FAMILY BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with rainforest shower. Tiling to floor and surround. Porcelain tiling to floor with under floor heating.

REAR GARDEN

The property benefits from an easy maintenance garden to rear commencing with porcelain patio to immediate rear with artificial lawn area. Wide access to side. Outside lights. Shed to side.

ANNEX

KITCHEN/LIVING ROOM

15'2 x 13

Double glazed French doors and panelling. Double glazed windows to front and side. Range of base and wall mounted units providing drawer and cupboard space. Built in oven, hob and extractor fan. Space for washing machine and tumble dryer. Integrated fridge freezer and dishwasher. Under floor heating. Boiler.

BEDROOM

11'6 x 10'9

Double glazed window to front. Under floor heating.

EN-SUITE

11'6 x 3'11

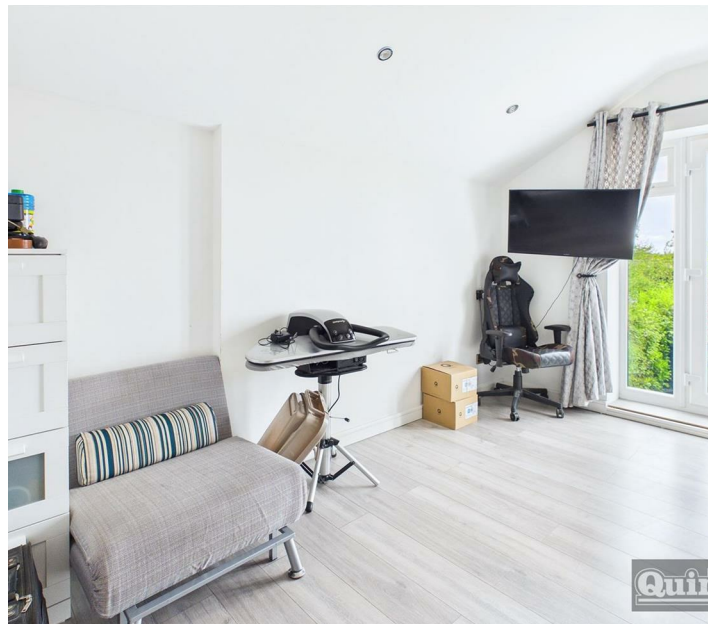
Double glazed window to rear. Suite comprising of low level WC, wash hand basin and frameless shower cubicle. Tiled surround. Under floor heating. Extractor fan.

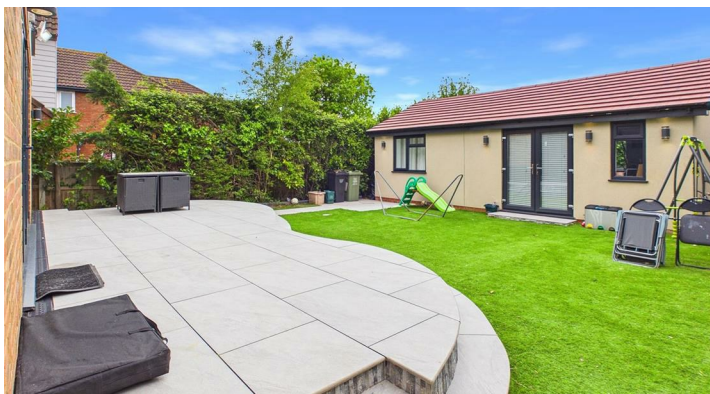
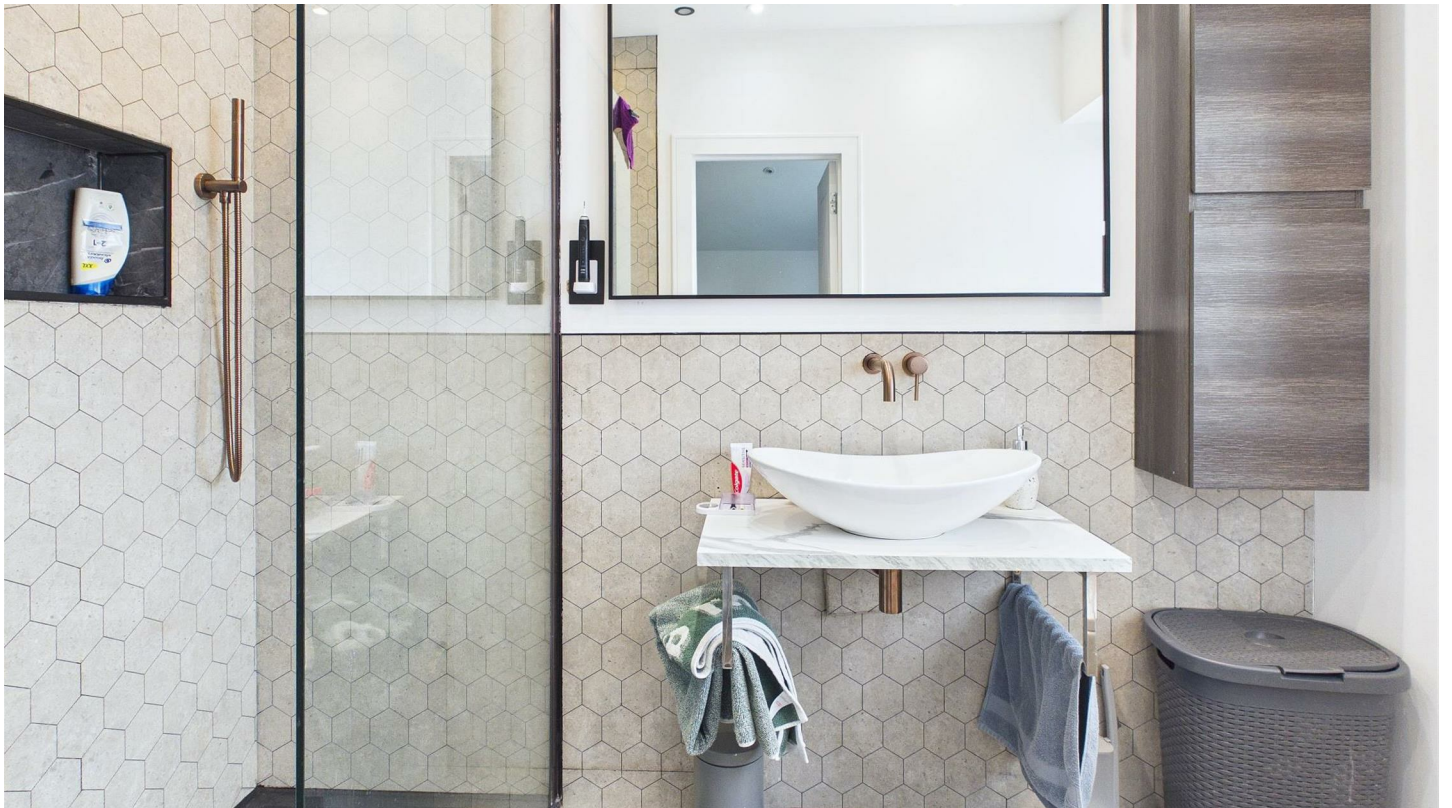
DRIVEWAY TO FRONT

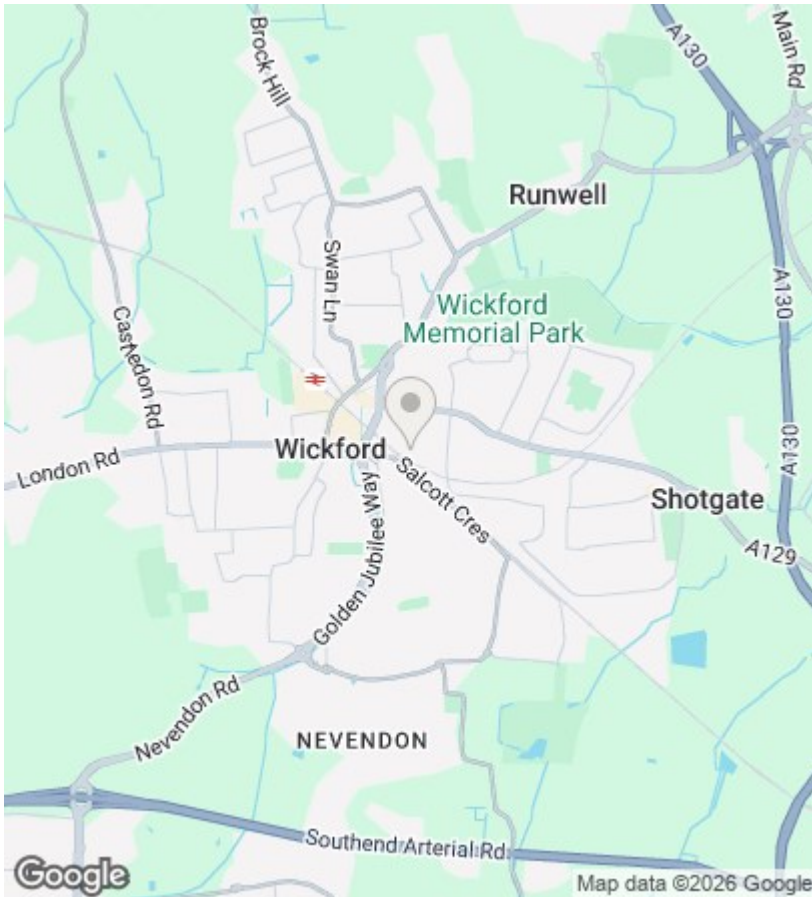
The property benefits from driveway to front providing off street parking.

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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	

