



## Halstead Close, Wickford

£625,000

- Lounge 16'8 x 11'2
- 3 First Floor Double Bedrooms
- Annexe with Sitting Room, Kitchenette, Bedroom & Shower Room
- Extensive Block Paved Driveway
- Refitted Kitchen/Diner 23'6 x 8'10
- Bathroom, Cloakroom & En-suite
- Attractive Garden to Rear



4 BEDROOM DETACHED. DRIVEWAY TO FRONT. GARDEN TO REAR. ANNEXE WITH GROUND FLOOR BEDROOM, EN-SUITE AND KITCHENETTE. 16'8 LOUNGE. 23'6 KITCHEN/DINER. Situated on the popular Wick Meadows development in a attractive cul-de-sac location set within walking distance of local shops, park, school and medical centre is this Carter & Ward built 4 bedroom detached property benefitting from accommodation including lounge 16'8 x 11'2, kitchen/diner 23'6 x 8'10, 3 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property has the unusual feature of an annexe incorporating sitting room 19' x 12'8, kitchenette, bedroom 4 17' x 8' and shower room. The property's specification includes double glazed windows, Amtico flooring and gas fired radiator heating, attractive garden to rear, block paved driveway to front providing off street parking.



Council Tax Band:



Double glazed opaque door to:

#### ENTRANCE HALL

Radiator in casement surround. Coved ceiling. Amtico finish to floor to floor extending to:

#### CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity wash hand basin. Glazed surround. Radiator. Coved ceiling. Amtico finish to floor.

#### LOUNGE

16'8 x 11'2

Double glazed window to front. Radiator. Coved ceiling. Amtico finish to floor extending via double acoustic doors to:

#### SITTING ROOM

19' x 12'8

Double glazed Bi-folding doors to rear. Vaulted double glazed electric Velux style window to rear. (electric blind & rain sensor). Potential annex with underfloor heating. TV point. Amtico finish to floor.

#### KITCHENETTE

Base and wall mounted units providing drawer and cupboard space with Quartz work tops extending to incorporate sink unit. Integrated fridge. Amtico finish to floor.

#### GROUND FLOOR BEDROOM FOUR

17' x 8'

Double glazed opaque window to side. Fitted bedroom furniture incorporating wardrobe cupboards, drawers and vanity unit. TV point. Coved ceiling with downlighters. Cupboard housing fuse box. Underfloor heating. Amtico finish to floor.

#### SHOWER ROOM

8' x 4'8

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and frameless shower cubicle. Radiator/rail. Extensive tiled surround. Under floor heating. Amtico finish to floor.

#### KITCHEN/DINER

23'6 x 8'10

Double glazed windows to front and rear. Double glazed door to rear garden. 2 x Radiators. Range of base and wall mounted units providing drawer and cupboard space with Quartz work top surface extending to incorporate inset sink unit with cupboard beneath. Breakfast bar. Integrated fridge freezer, dishwasher and washing machine. Built in oven, hob, microwave/oven, 5 ring hob and extractor fan. Understairs cupboard. Coved ceiling with downlighters. Amtico finish to floor.





### FIRST FLOOR LANDING

Two double glazed windows to rear. Upright radiator. Coved ceiling. Downlighters to ceiling. Fitted storage cupboards.

### BEDROOM ONE

17' x 10'

Double glazed window to front. Radiator. Extensive range of fitted bedroom furniture with wardrobes, drawers and bedside units. Light pelmet. Coved ceiling. Airing cupboard. TV point.

### EN-SUITE

Double glazed opaque window to front. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Extensive tiled surround. Radiator/rail. Extractor fan.

### BEDROOM TWO

11'4 x 10'10

Double glazed window to front. Radiator. Coved ceiling.

### BEDROOM THREE

16'6 x 8'2

Double glazed window to front. Vaulted ceiling with double glazed Velux style window to rear. Radiator. TV point.

### BATHROOM

8'11 x 5'6

Double glazed opaque window to rear. Suite comprising of enclosed low level WC, vanity wash hand basin and panel enclosed bath unit. Coved ceiling. Radiator/rail. Tiling to walls and floor. Shaver point.

### ATTRACTIVE REAR GARDEN

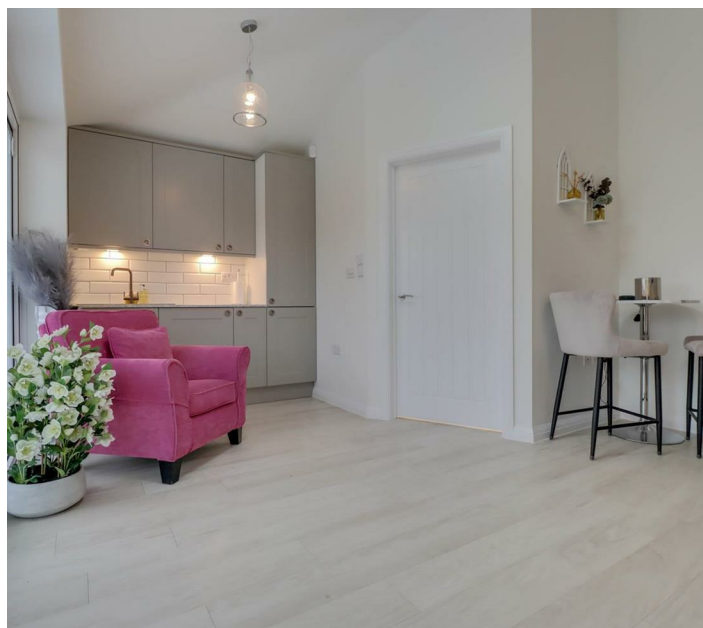
Commencing with extensive block paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. External tap. Access to both sides with gates. Light pelmet to rear. Outside dining area with lights and timber construction. Shed to stay.

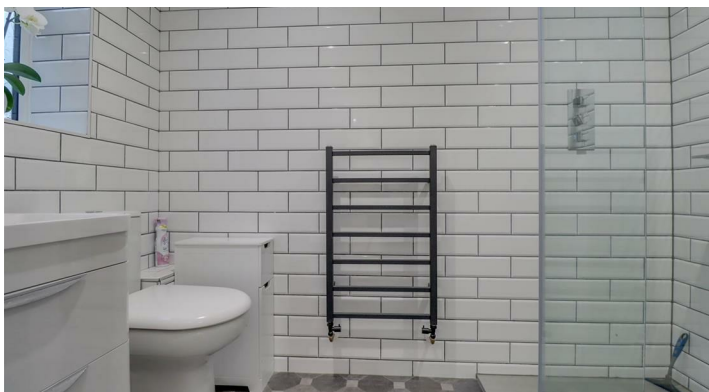
### REMAINDER OF GARAGE

Roller door to front with alarm. Power and light connected. Pace for freezer and tumble dryer. Workbench. Shelving.

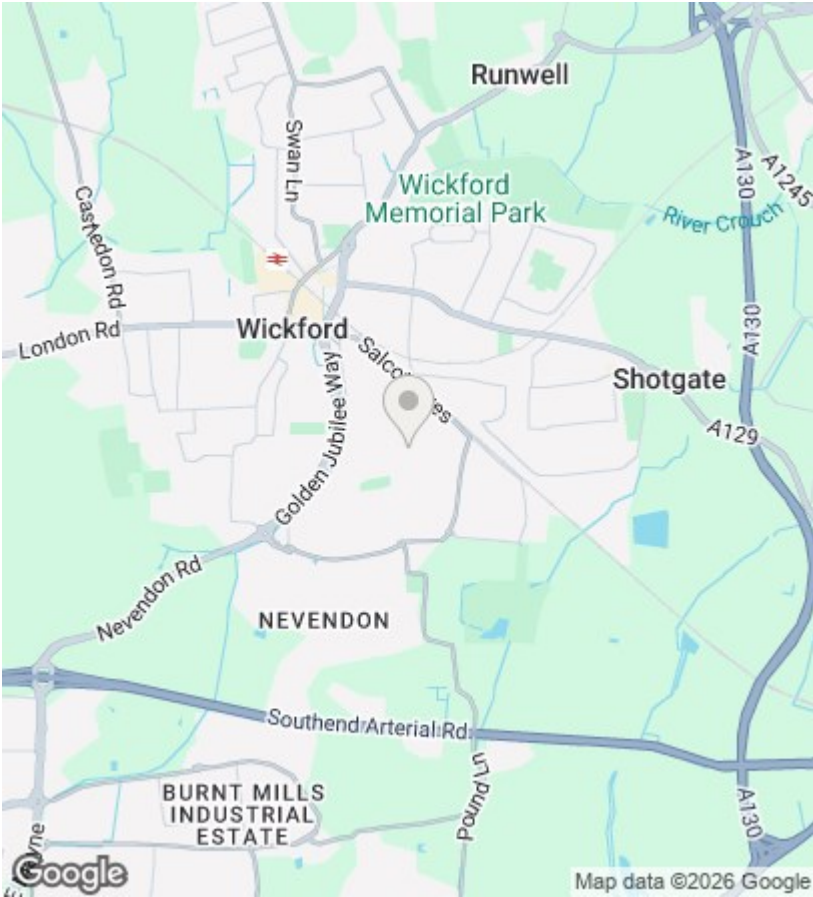
### DRIVEWAY TO FRONT

The property benefits from extended block paved driveway providing off street parking for numerous cars to front.









EPC Rating:

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (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<br>2002/91/EC |