



## Fairway, Wickford

£785,000

- Living Room 22'10 x 12'2
- Dining Room 15'6 x 12'6
- 4 Bedrooms
- 145ft Garden to Rear
- Annex to Rear
- Kitchen 14'6 x 7'6
- Utility Room 15'6 x 12'6
- 3 En-suites
- Large Garage/Workshop

RECENTLY BUILT 4 BEDROOM DETACHED CHALET IN SEMI-RURAL LOCATION WITH LARGE PLOT & GARAGE/WORKSHOP & GARDEN/GAMES ROOM. SPACIOUS ROOMS INCLUDING 22'10 LIVING ROOM, 15'6 DINING ROOM, 14'6 KITCHEN WITH QUARTZ TOPS, 3 EN-SUITES & CLOAKROOM. Situated in a semi-rural location and enjoying a large plot with 18' workshop/garage plus garden/games room is this recently built 4 bedroom detached chalet providing spacious accommodation including 22'10 Living Room, 15'6 Dining Room, 14'6 Kitchen and Utility Room. The property further benefits from 3 en-suites and additional cloakroom. Fireproof doors throughout. The rear garden approaches 145' in depth with garden room incorporating kitchenette and shower room.



Council Tax Band: E



Double glazed opaque door and panelling to:

#### SPACIOUS ENTRANCE HALL

12'11 x 8'10

Radiator (untested). Laminate finish to floor. Twisted oak spindle staircase with inset spotlights. Under stairs cupboard.

#### BEDROOM/STUDY

13'10 x 10'4

Double glazed bay window to front. Upright radiator (untested). Range of fitted wardrobe cupboards and drawers. Laminate finish to floor. Custom made fitted blind/shutters.

#### BEDROOM THREE

13'10 x 10'4

Double glazed bay window to front with custom made blind/shutters. Upright radiator (untested). TV point.

#### EN-SUITE

7'2 x 4'8

Double glazed opaque window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and shower cubicle. Radiator/rail (untested).

#### CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Radiator (untested). Extractor fan (untested). Laminate finish to floor.

#### OPEN PLAN

##### KITCHEN/LIVING/DINING

36'7 x 19'8 max reducing to 15'5

#### LIVING AREA

Two double glazed windows to sides. Two radiators (untested). Built in electric

fire (untested). Laminate finish to floor extending to:

#### KITCHEN AREA

Double glazed window to side. Range of hi-gloss base and wall mounted units providing drawer and cupboard space with Quartz worktops extending to incorporate inset sink unit with cupboard beneath. Island unit with hob (untested). Built in oven and microwave (untested). Wine store. Integrated dishwasher and fridge freezer (all appliances untested). Laminate finish to floor.

#### DINING AREA

Double glazed Bi-folding doors and double glazed window to side. Dual skylights. Radiator (untested). Laminate finish to floor. Matching Quartz top finish dining table to remain.

#### UTILITY ROOM

8'2 x 5'6

Double glazed window and double glazed door to side. Additional base and wall units with work tops and sink unit. Space and plumbing for washing machine. Cupboard housing cylinder.

#### FIRST FLOOR LANDING

Double glazed window to side. Eaves storage cupboard.

#### BEDROOM TWO

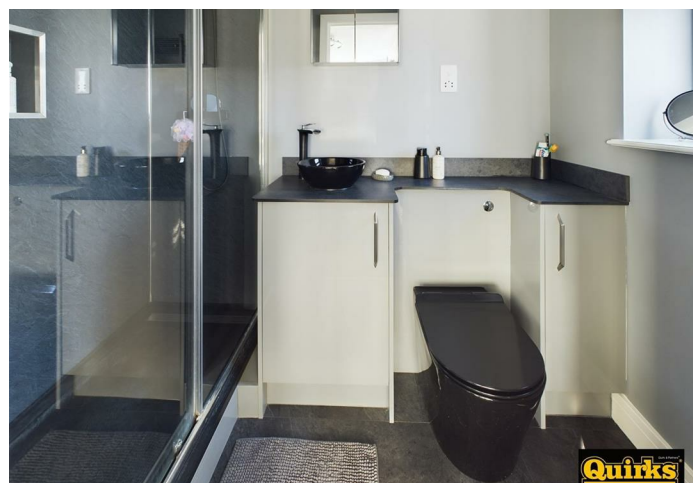
12'8 x 11'10

Double glazed window to front. TV point.

#### DRESSING AREA

7'7 x 6'8

Range of fitted wardrobe cupboards.



Quirks

Quirks

#### EN-SUITE BATHROOM

8'2 x 5'7

Double glazed window to side. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit.

#### MASTER BEDROOM

23'10 x 12'8

Feature vaulted wall. Double glazed French doors with glazed panelling to Juliet balcony. Double glazed Velux style windows. Fitted wardrobe cupboards. TV point.

#### EN-SUITE

7'10 x 5'8

Double glazed Velux style window to side. Suite comprising of enclosed low level WC, vanity wash hand basin and large shower cubicle. Radiator (untested).

#### REAR GARDEN

approaching 145ft

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Wide access to side. Independent driveway to:

#### LARGE GARAGE/WORKSHOP

18' x 15'

Roller door to front. Double glazed window and door to side. Cupboards and work rail. inner door to:

#### ANNEX TO REAR

#### BEDROOM

11'6 x 8'

Double glazed window to side.

#### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Electric radiator/rail (untested).

#### GAMES/SITTING ROOM

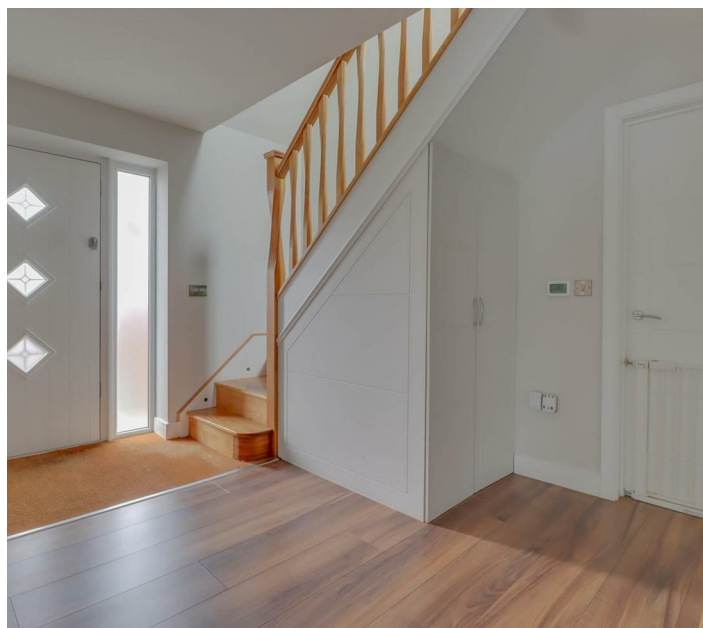
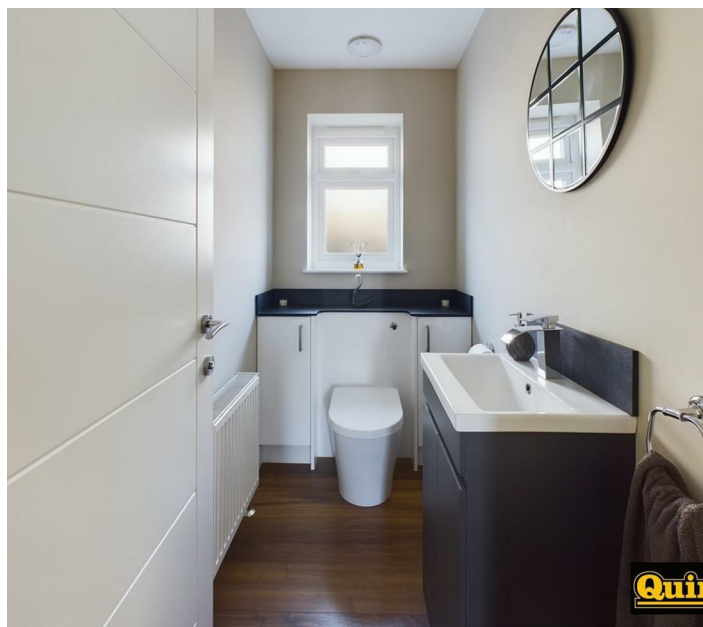
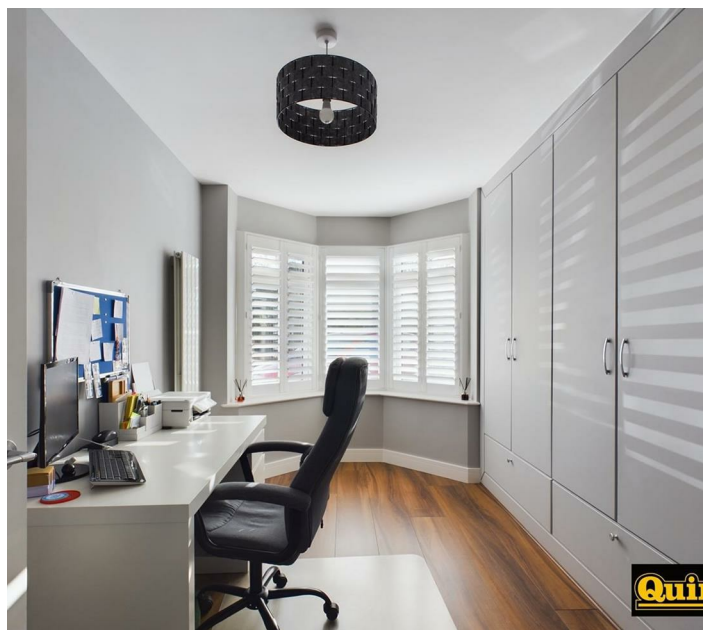
13'6 x 8'2

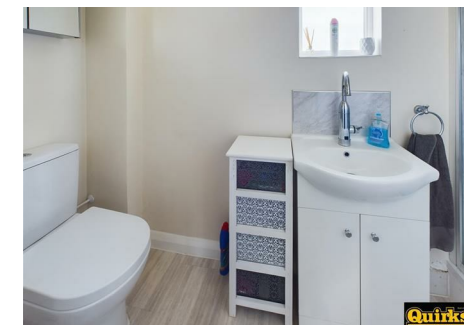
Double glazed French doors to rear garden. Open plan to:

#### KITCHEN AREA

12'4 x 6'6

Double glazed windows to side and rear. Range of base and wall mounted units providing drawer and cupboard space. Recess for fridge freezer, washing machine and cooker.



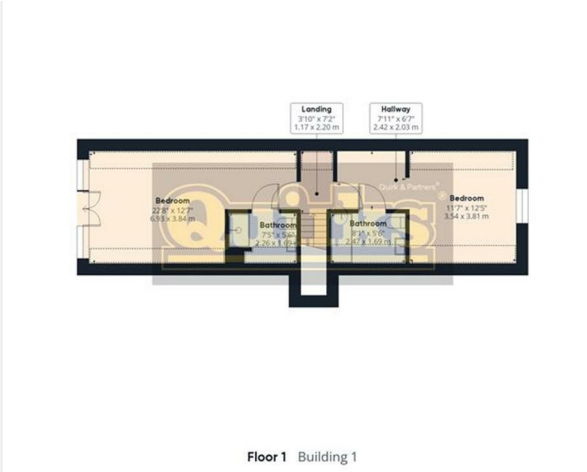




## EPC Rating:

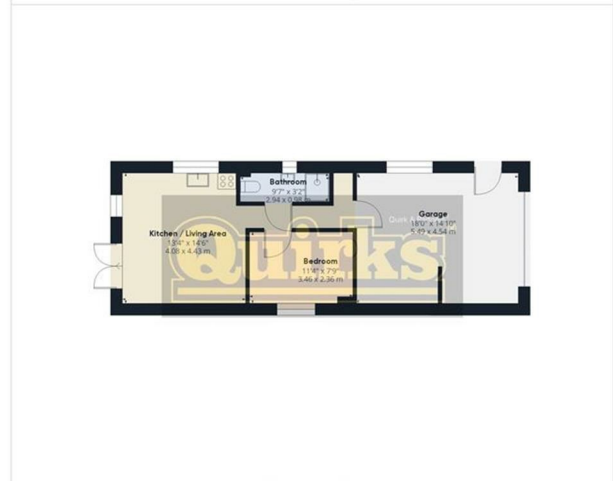
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate total area<sup>1</sup>**  
 2241.74 ft<sup>2</sup>  
 208.26 m<sup>2</sup>

**Reduced headroom**  
 151.42 ft<sup>2</sup>  
 14.07 m<sup>2</sup>



Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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