



## Runwell Road, Runwell, Wickford

Offers Over £800,000

- 20'8" LIVING ROOM
- 22' KITCHEN
- PLANNING FOR LARGE GARAGE & DOUBLE CARPORT
- BATHROOM & EN-SUITE
- 12' DINING ROOM
- 12'10" CONSERVATORY
- 4 DOUBLE BEDROOMS
- GATED ENTRANCE & HALF ACRE PLOT

SPACIOUS 4 BED DETACHED HOUSE ON LARGE PLOT WITH GATED DRIVEWAY. 20'8" LIVING ROOM. 12' DINING ROOM. 22' KITCHEN. BATHROOM, CLOAKROOM & EN-SUITE. 12'10" CONSERVATORY. PLOT APPROACHING HALF ACRE (STLS), PLANNING FOR LARGE GARAGE AND DOUBLE CARPORT. Situated in a non-estate location close to farmland yet within easy access of A130/A127 and Wickford station is this spacious 4 bedroom detached house. Built in 1953, the property provides generous accommodation including 20'8" Lounge, 12' Dining Room, 12'10" Conservatory, 22' Kitchen with large Bathroom, en-suite, cloakroom and utility room. The property benefits from large gated driveway and plot approaching half acre (STLS) including garden lawns, established trees, ornamental pond. The specification includes solar panels. We understand there is consent for large garage and double width carport (STLC).



Council Tax Band: F



#### ENTRANCE HALL

Double glazed double doors to front. Radiator in casement surround.

#### LIVING ROOM

20'8 x 13'6

Double glazed windows to front and rear, 2 double radiators. Brick fireplace. Double glazed French doors to:

#### CONSERVATORY

12'10 x 10'8

Double glazed to front, side and rear. Radiator. Tiled floor. Double glazed French doors to garden.

#### DINING ROOM

12' x 11'6 (15'6 into recess)

Double glazed windows to front and side. Double radiator. Coved ceiling. Under stairs cupboard.

#### KITCHEN

22' x 8'2

Double glazed window to rear. Range of base and wall units providing drawer and cupboard space. Work tops extending to provide sink unit. Built in oven, grill, 5 ring hob and extractor fan. Integrated dish washer and space for large fridge/freezer. Chrome rad/rail. Tiled floor and surround.

#### UTILITY ROOM

8' x 6'4

Double glazed window

and door to rear. Space and provision for washing machine and freezer. Tiled surround.

#### CLOAKROOM

Low level W.C. and wash hand basin.

#### FIRST FLOOR LANDING

Feature double glazed window to front. Access to loft (light and part boarded).

#### BEDROOM 1

12'6 x 10'4

Double glazed window to rear. Radiator. Range of fitted furniture. Coved to ceiling.

#### EN-SUITE

Low level W.C., wash hand basin and shower cubicle. Tiled floor and surround. Chrome radiator/rail.

#### BEDROOM 2

17' x 8'

Double glazed window to front. Radiator. Coved to ceiling.

#### BEDROOM 3

12' x 9'8 (+ w/robes)

Double glazed window to front. Radiator. Range of fitted furniture.

#### BEDROOM 4

12' x 8'8

Double glazed window to rear. Radiator. Range of fitted furniture.



## SPACIOUS BATHROOM

9'8 x 8'8 (max)

Double glazed window to rear. 4 piece suite comprising low level W.C., wash hand basin, double ended bath and shower cubicle. Airing cupboard.

LARGE PLOT APPROX. HALF ACRE (subject to land sur

land sur  
Large established gardens comprising of lawns, ornamental pond, well stocked flower and shrub borders. Extensive paved patio to side with additional paved area to rear. Summerhouse 16' x 10', numerous trees and shrubs. Plot approaching half acre (subject to land survey)

## GATED ENTRANCE

New fencing and large gated access providing secure parking for numerous cars.

## EXTENSIVE GRAVEL DRIVEWAY

## PLANNING LARGE GARGE & DOUBLE CARPORT

We understand from the seller there is planning granted for large garage and double carport (subject to legal confirmation)







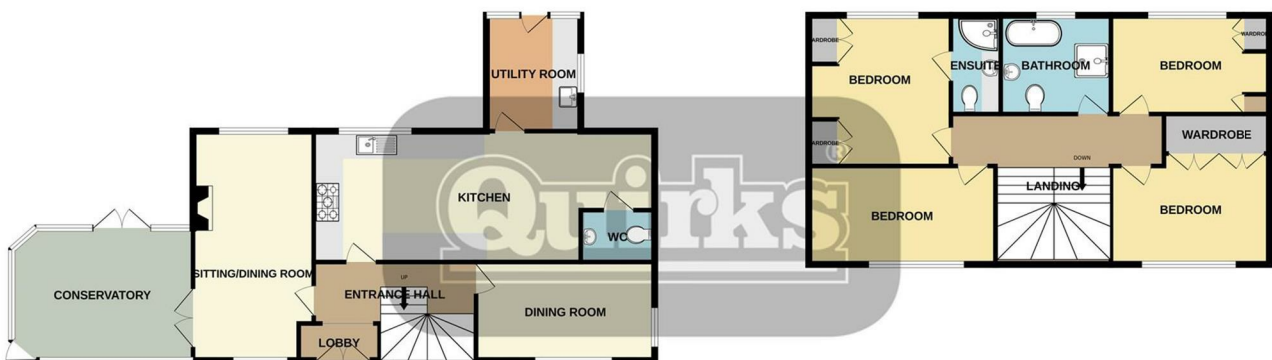
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(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	

GROUND FLOOR  
1009 sq.ft. (93.8 sq.m.) approx.

1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 1840 sq.ft. (171.0 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been tested. Metropix ©2017  
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