

## Twinstead, Wickford

Offers Over £490,000

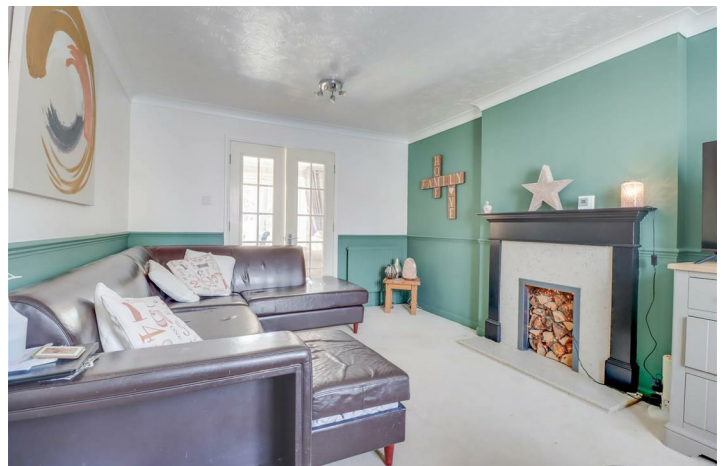
- Snug 12'8 x 8'5
- Dining Room 10' x 9'8
- 4 First Floor Bedrooms
- Southerly Rear Garden
- Basildon Council Tax Band E
- Lounge 15'10 x 10'8
- Kitchen 15'4 x 9'
- Bathroom, Cloakroom & En-suite
- Driveway to Front
- No Onward Chain

4 BEDROOM DETACHED. SOUTHERLY GARDEN TO REAR. DRIVEWAY TO FRONT. 15'10 LOUNGE.

15'4 KITCHEN. NO ONWARD CHAIN. Situated on the popular Wick Meadows development within easy walking distance of local shops, school, medical centre and park is this 4 bedroom detached property benefitting from accommodation including lounge 15'10 x 10'8, snug 12'8 x 8'5, dining room 10' x 9'8, kitchen 15'4 x 9', utility room, 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested), southerly garden to rear and driveway to front providing off street parking. Basildon Council Tax Band E



Council Tax Band: E



#### CANOPY PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

Double glazed opaque window to front. Radiator (untested). Coved ceiling. Tiling to floor.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator (untested). Tiled surround.

#### SNUG

12'8 x 8'5

Double glazed opaque window to side. Laminate finish to floor.

#### LOUNGE

15'10 x 10'8

Double glazed bay window to front. Two radiators (untested). Coved ceiling. Double doors to:

#### DINING ROOM

10' x 9'8

Double glazed French doors to rear garden. Radiator (untested).

#### KITCHEN

15'4 x 9'

Double glazed window and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate

inset sink unit with cupboard beneath. Built in double oven, grill, hob and extractor fan above (all untested). Integrated dishwasher (untested).

#### UTILITY ROOM

6' x 5'8

Double glazed opaque window to side. Space for fridge freezer and washing machine. Gas fired boiler (untested).

#### FIRST FLOOR LANDING

Coved ceiling. Access to loft.

#### BEDROOM

13'8 x 10'10

Two double glazed windows to front. Radiator (untested). Fitted wardrobe cupboards.

#### BEDROOM

12'8 x 8'5

Double glazed window to rear. Radiator (untested). Coved ceiling. Fitted wardrobe cupboards.

#### EN-SUITE

Double glazed opaque window to front. Suite comprising of low level WC, wash hand basin and shower cubicle. Extensive tiling to floor and walls. Radiator/rail (untested). Extractor fan (untested).



## BEDROOM

8'4 x 7'4

Double glazed window to rear. Radiator (untested).

## BEDROOM

9'8 x 8'10

Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards.

## BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Airing cupboard. Radiator/rail (untested). Tiled surround.

## SOUTHERLY REAR GARDEN

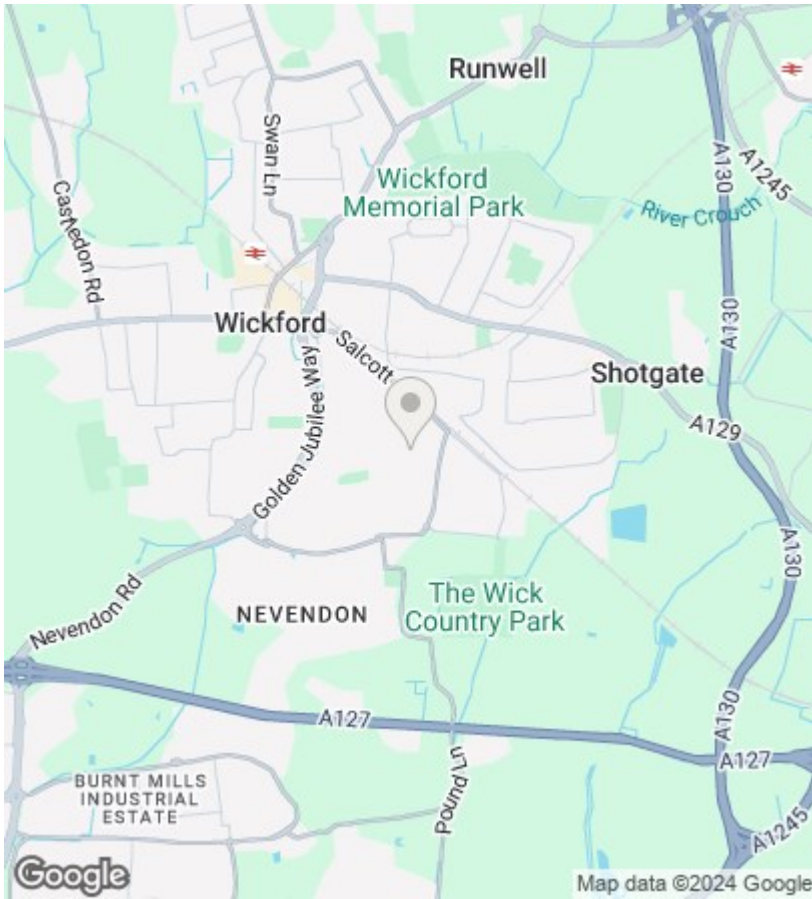
Commencing with paved patio to immediate rear with remainder laid to lawn. Shed and summerhouse. Access to side. New fencing to rear boundary and brick wall to side boundary. Outside lights and tap (untested).

## DRIVEWAY TO FRONT

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







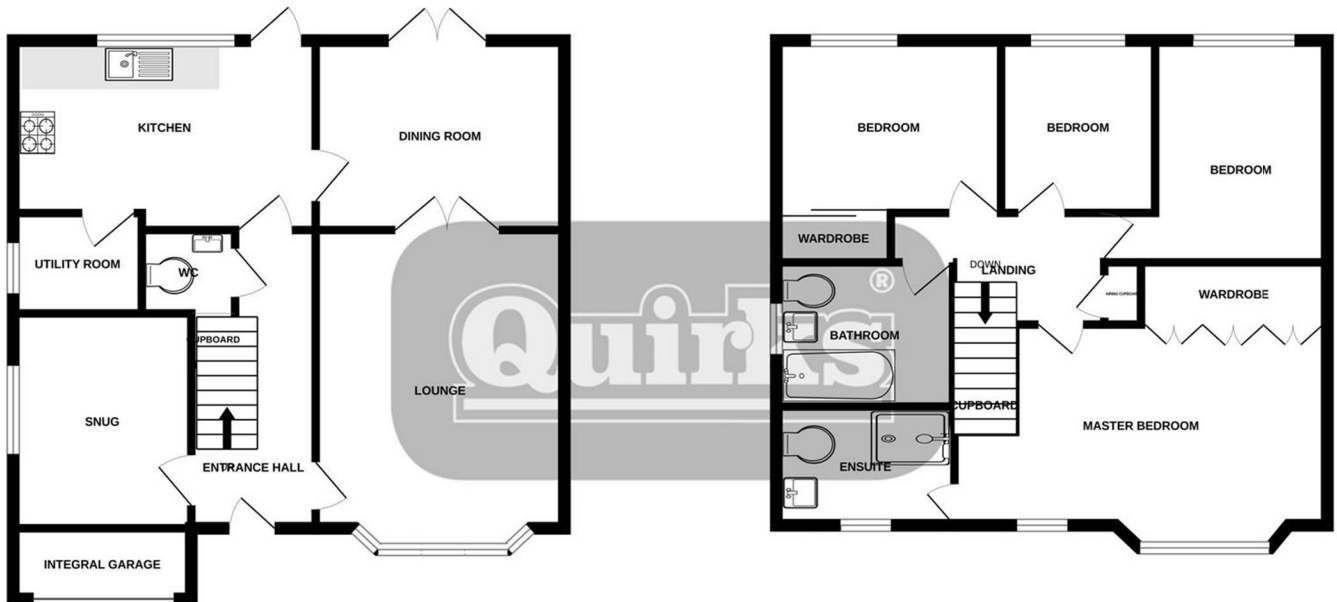
EPC Rating:

C

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>	<b>74</b>	<b>83</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	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrated 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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