



## Twinstead, Wickford

£675,000

- Lounge 19'10 x 11'7
- Study 9'2 x 8'
- Utility Room
- Cloakroom. En-suite & Bathroom
- Double Detached Garage
- Dining Room 16'6 x 9'9
- Kitchen 10'8 x 10'4
- 4 First Floor Bedrooms
- Southerly Rear Garden
- Independent Driveway

4 BEDROOM DETACHED. 3 RECEPTION ROOMS. LARGE SOUTH FACING GARDEN. DOUBLE DETACHED GARAGE. Situated on the popular Wick Meadows development close to local shops, school, park and medical centre is this attractive David Wilson built 4 bedroom detached enjoying a wider than average rear garden and garage/home office/studio to front. The property provides generous family accommodation including lounge 19'10 x 11'7, dining room 16'6 x 9'9, study 9'2 x 8', kitchen 10'8 x 10'4, utility room, 4 first floor bedrooms, ensuite, family bathroom and ground floor cloakroom. The property has a high specification throughout with boiler and radiators updated 4 years ago and air conditioning warm/cold system installed.



Council Tax Band: F



Double glazed door to:  
**SPACIOUS ENTRANCE HALL**  
Two radiators (untested).  
Under stairs cupboard.  
Tiling to floor extending to:

**CLOAKROOM**  
Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin. Radiator (untested).

**LOUNGE**  
19'10 x 11'7  
Double glazed bay window to front. Double glazed French doors to rear garden. Coved ceiling. Two radiators (untested). Gas fire place (untested). Air conditioning unit.

**DINING ROOM**  
16'6 x 9'9  
Double glazed bay window to rear. Coved ceiling. Radiator (untested). Tiling to floor.

**STUDY**  
9'2 x 8'  
Double glazed window to side. Radiator in casement surround. Air conditioning unit.

**KITCHEN**  
10'8 x 10'4  
Double glazed window to rear. 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 appliances (all untested) including dish washer, oven, microwave and induction hob.

**UTILITY ROOM**  
Double glazed door to side. Additional base and wall mounted units with Granite work surface. Space for washing machine and tumble dryer. Tiled surround. Radiator (untested).

**FIRST FLOOR LANDING**  
Double glazed window to front. Airing cupboard with storage space.

**BEDROOM ONE**  
12' x 12'  
Double glazed window to rear. Radiator (untested). Fitted wardrobe cupboards. Air conditioning unit.

**EN-SUITE**  
Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Tiling to floor and surround. Radiator/rail (untested).



## BEDROOM TWO

11'4 x 9'8

Double glazed window to rear. Radiator (untested). Fitted double wardrobe cupboards. Coved ceiling. Air conditioning unit.

## BEDROOM THREE

11'4 x 8'4

Double glazed window to front. Radiator (untested). Fitted double wardrobe cupboards. Coved ceiling. Air conditioning unit.

## BEDROOM FOUR

8'6 x 7'8

Double glazed window to front. Radiator (untested). Built in wardrobe cupboards. Air conditioning unit.

## BATHROOM

Double glazed opaque window to rear. Four piece suite comprising of low level WC, wash hand basin, footed bath unit and independent shower cubicle. Tiling to floor. Radiator/rail (untested).

## SOUTHERLY REAR GARDEN

The property benefits from a wider than average rear garden enjoying a southerly aspect. Commencing with decking to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Gravel beds. Access to side. Updated fencing and posts to rear boundary.

## DETACHED DOUBLE GARAGE

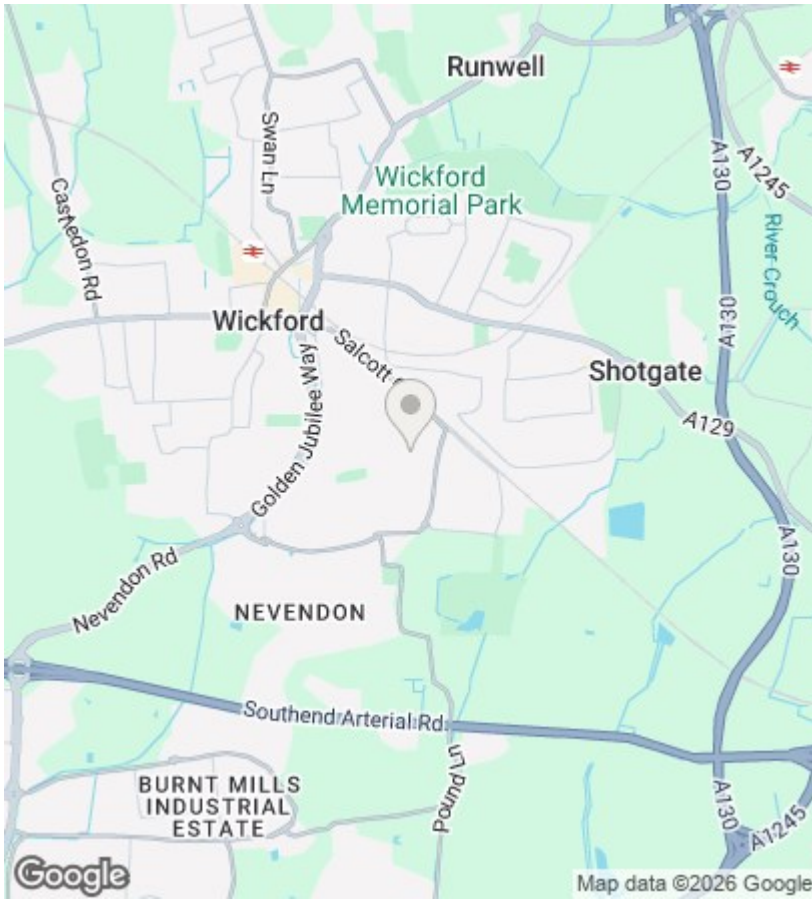
The property benefits from double garage to front. Power and light connected (untested). WC. Boarded and insulated ceiling.

## INDEPENDENT DRIVEWAY

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







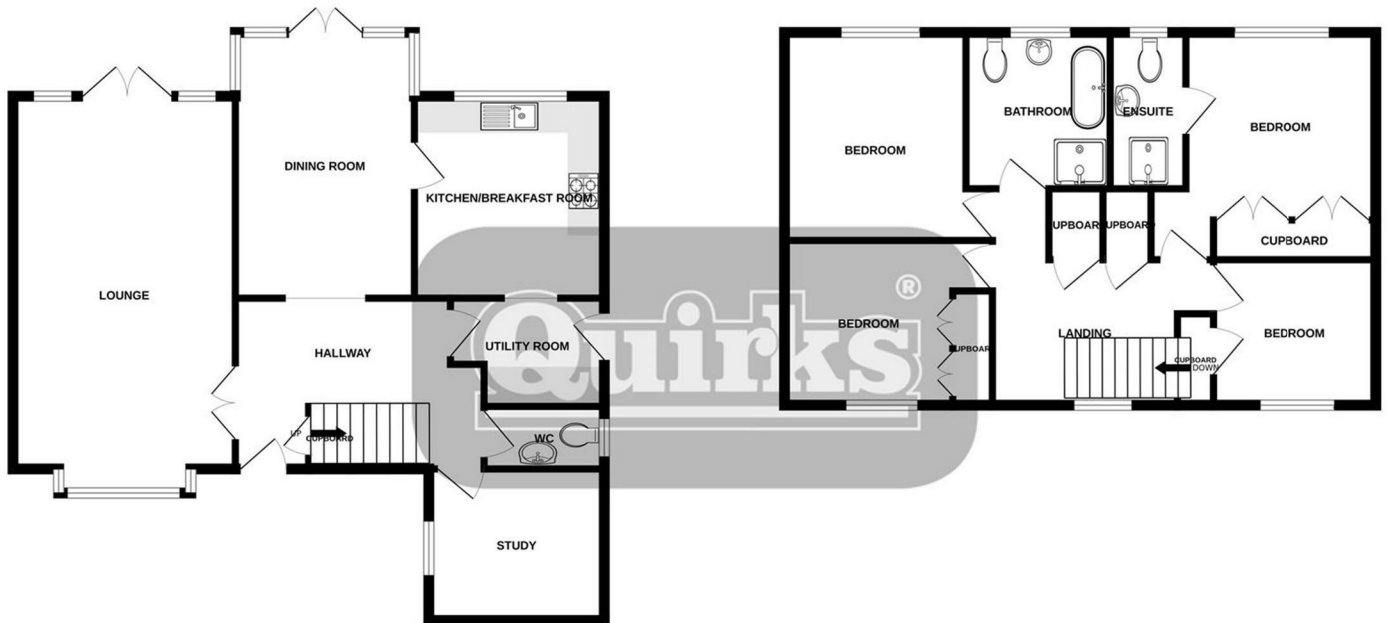
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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