



Farne Drive, Wickford

£535,000

- 4 BEDROOMS
- 14'6 REFITTED KITCHEN
- UTILITY ROOM
- BATHROOM & CLOAKROOM
- 28'2 LOUNGE/DINER
- 11'4 CONSERVATORY
- 2 EN-SUITE SHOWER ROOMS
- GARAGE AND CLOSE TO PARK & SCHOOL

4 BEDROOM DETACHED. 28'2 LOUNGE/DINER. 11'4 CONSERVATORY. 14'6 REFITTED KITCHEN. 2 EN-SUITES. INTEGRAL GARAGE & DRIVEWAY. Situated on the popular Wick Meadows development close to local shops, park, schools and medical centre is this 4 bedroom detached property benefitting from accommodation including lounge/diner 28'2 x 11', conservatory 11'4 x 10'10, refitted kitchen 14'6 x 8'2, utility room, 4 first floor bedrooms, 2 en-suites, family bathroom and refitted ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating with recently updated boiler (untested), new soffits and gutters, pleasant garden to rear, integral garage and block paved driveway providing off street parking. EPC Rating C, Basildon Council band F.



Council Tax Band: F



CANOPY PORCH

Double glazed door to:

ENTRANCE HALL

Coved ceiling. Radiator in casement surround (untested).

REFITTED CLOAKROOM

Suite comprising of low level WC and pedestal wash hand basin. Tiling to floor and surround. Chrome radiator/rail (untested). Extractor fan (untested).

LOUNGE/DINER

28'2 x 11'

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

CONSERVATORY

11'4 x 10'10

Brick base with double glazed windows to sides and rear. Double glazed French doors to rear garden.

REFITTED KITCHEN

14' 6" x 8' 2

Double glazed window to rear. Range of refitted base and wall mounted units providing drawer cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher (untested). Built in oven,

grill, hob and extractor fan above (all untested). Space for fridge freezer. Tiled surround. Radiator (untested). Tiling to floor extending to:

UTILITY ROOM

6' x 5' 2

Double glazed door to side. Range of additional base and wall mounted units with work top surface and sink unit. Space for washing machine and tumble dryer. Updated Baxi boiler (untested). Radiator (untested). Tiling to floor and surround.

FIRST FLOOR LANDING

Storage cupboard. Access to loft which we understand is part boarded with fitted ladder.

BEDROOM ONE

16' x 11' 10

Double glazed window to front. Range of fitted double wardrobe cupboards with matching drawers and vanity unit. Radiator (untested).

EN-SUITE NO 1

Double glazed opaque window to front. Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Tiling to floor and surround. Extractor fan



(untested). Chrome radiator/rail (untested).

BEDROOM TWO

12' 8" x 8' 6

Double glazed window to front. Fitted double wardrobe cupboard. Radiator (untested).

EN-SUITE NO 2

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

BEDROOM THREE

12' x 8' 10

Double glazed window to rear. Radiator (untested)

BEDROOM FOUR

12' x 7' 2

Double glazed window to rear. Radiator (untested).

REFITTED BATHROOM

Double glazed opaque window to rear. Refitted suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with electric shower (untested and shower screen. Tiled surround). Chrome radiator/rail (untested). Extractor fan (untested).

REAR GARDEN

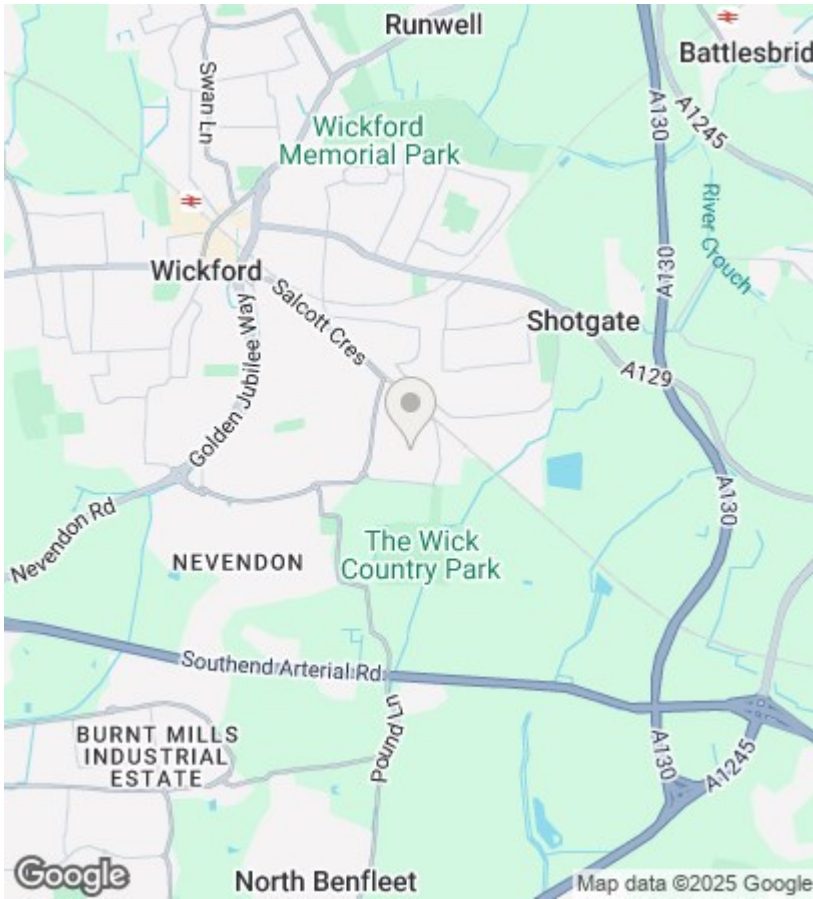
Commencing with decking to immediate rear with remainder laid to lawn Additional raised decking. Shed. Summerhouse. Outside tap and light (untested). Access via path and gate to side.

INTEGRAL GARAGE

Power and light connected (untested). Up and over door to front. Block paved driveway providing off street parking for numerous vehicles.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

