



Blake Hall Drive, Wickford

£535,000

- Lounge/Diner 27'10 x 10'10
- Utility Room 7'2 x 6'10
- 4 First Floor Bedrooms
- Garden to Rear
- Refitted Kitchen 14'10 x 10'6
- Study 8'10 x 8'10
- En-suite, Bathroom & Cloakroom
- Driveway to Front

MUCH IMPROVED 4 BEDROOM DETACHED HOUSE. SUPERB 27'10 LOUNGE/DINER WITH BI-FOLD DOORS, 14'10 KITCHEN, 8'10 STUDY, 7'2 UTILITY ROOM, BATHROOM, CLOAKROOM AND EN-SUITE, ATTRACTIVE GARDEN TO REAR, DRIVEWAY TO FRONT, EXCELLENT ORDER THROUGHOUT. Situated in an established location close to park within easy access of the popular Beauchamps School and main routes including the A130, A127 and A13 is this much improved and extended 4 bedroom detached property offering generous accommodation including spacious 27'10 Lounge/Diner with bi-fold doors, 8'10 Study, 14'10 Kitchen, useful Utility Room and Cloakroom. The property further benefits from 4 first floor Bedrooms with En-Suite to Master and family Bathroom. The specification includes double glazed windows and doors, updated soffits, guttering and fascia and oak staircase and architraves. The property further benefits from lovely garden to rear with summerhouse and double driveway to front. EPC Rating D, Basildon Council band E.



Council Tax Band: E



CANOPY PORCH

Double glazed opaque door to:

SPACIOUS ENTRANCE HALL

Coved ceiling. Radiator in casement surround (untested).

CLOAKROOM

Double glazed opaque window to side. Enclosed low level WC and wash hand basin. Extensive tiled surround. Radiator/rail (untested).

STUDY

8'10 x 8'10

Double glazed window to front. Radiator in casement surround (untested). Coved ceiling with downlighters.

SPACIOUS LOUNGE/DINER

27'10 x 10'10

Double glazed window to front. Double glazed Bi-folding doors to rear garden. Two radiators in casement surround (untested). Coved ceiling.

REFITTED KITCHEN

14'10 x 10'6

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

inset sink unit with cupboard beneath. Display cupboards. Recess for fridge freezer, dishwasher and wine store. Space for range style cooker with extractor fan above (untested). Tiling to floor with under floor heating (untested).

UTILITY ROOM

7'2 x 6'10

Double glazed door to side. Additional base and wall mounted units with work tops. Space for washing machine and tumble dryer. Under floor heating (untested). Foxydry clothes airier (untested).

FIRST FLOOR LANDING

Coved ceiling. Access to loft which we understand is part boarded with ladder. Airing cupboard housing shower pump and updated cylinder (untested).

BEDROOM 1

14'4 x 11' (+ w/robes)

Double glazed window to front. Coved ceiling. Dual built in double wardrobe cupboards.

EN-SUITE SHOWER ROOM

Double glazed opaque window to front. Suite comprising of enclosed low level WC, vanity wash hand basin and



shower cubicle. Extensive tiled surround.
Radiator (untested). Extractor fan (untested).

BEDROOM 2

14'3 x 10'10 (16'4 max)

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

BEDROOM 3

13'2 x 7'10 (+w/robes)

Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboard. Coved ceiling.

BEDROOM 4

10'10 x 7'8 (max)

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

FAMILY BATHROOM

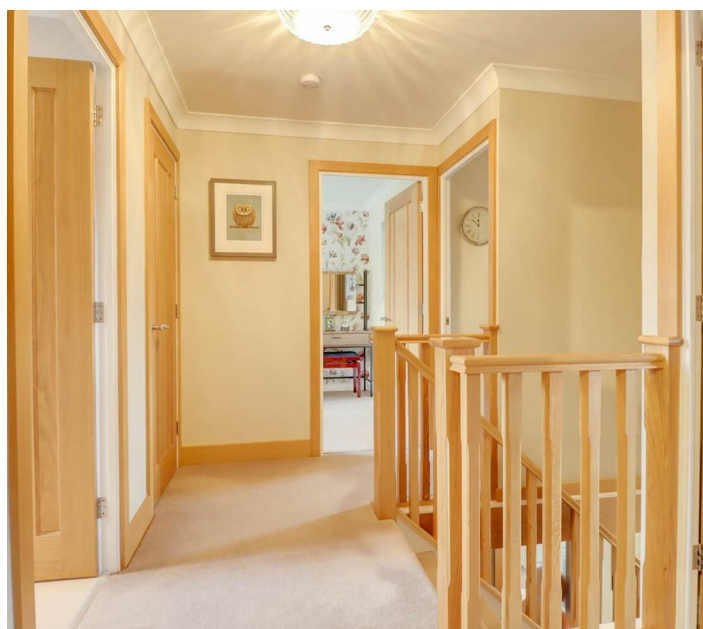
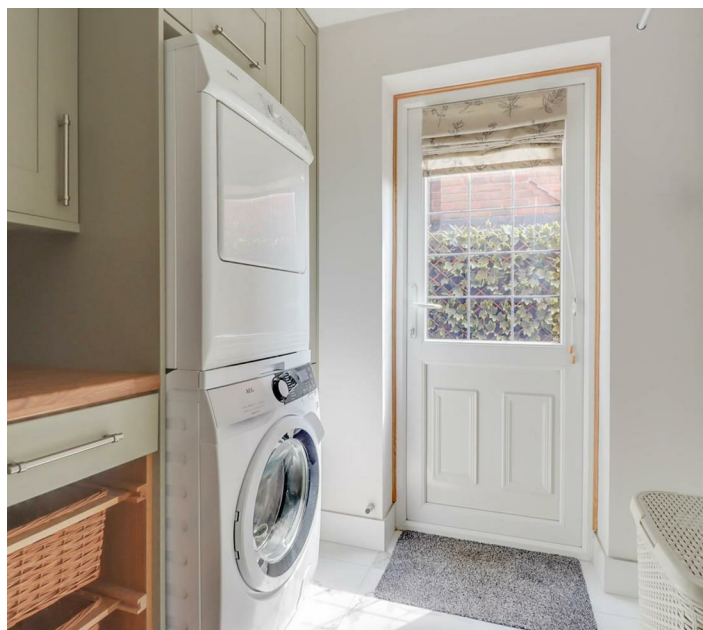
Double glazed opaque window to rear. Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower (untested) and screen. Extensive tiling to walls and floor. Radiator (untested). Downlighters to ceiling. Shaver point (untested).

ATTRACTIVE REAR GARDEN

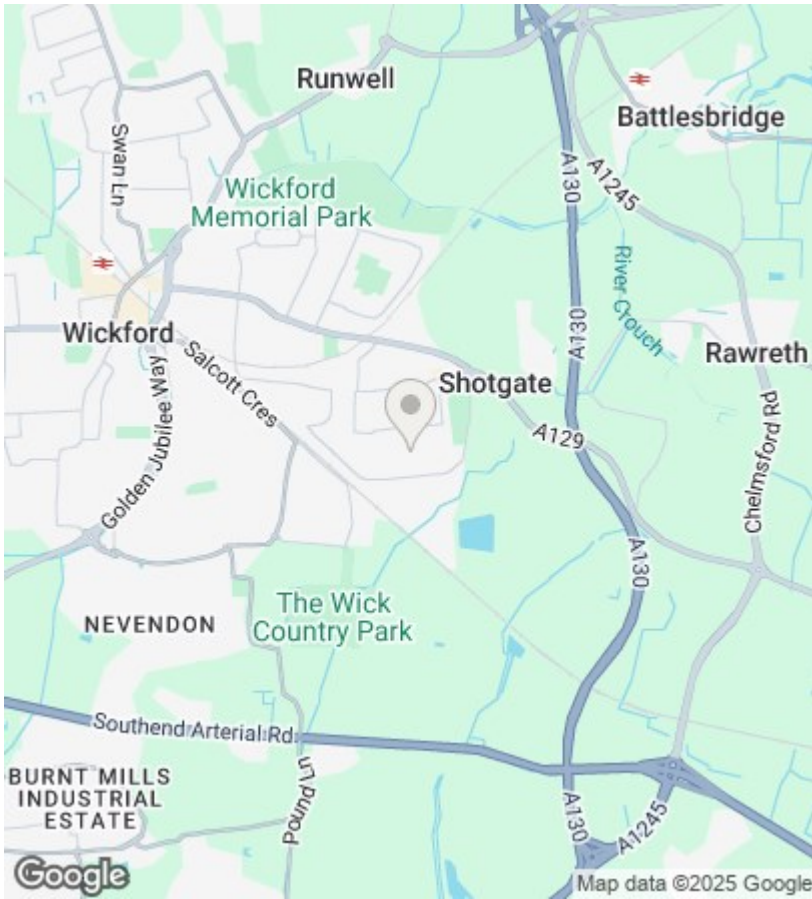
Commencing with paved slate patio with path leading to summerhouse with double doors to front and power and light connected (untested). Lawn area with pond and flower and shrub borders. Covered seating area. Storage shed and additional shed. Access via path and gate to side. Outside tap and lights (untested).

DOUBLE DRIVEWAY TO FRONT

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







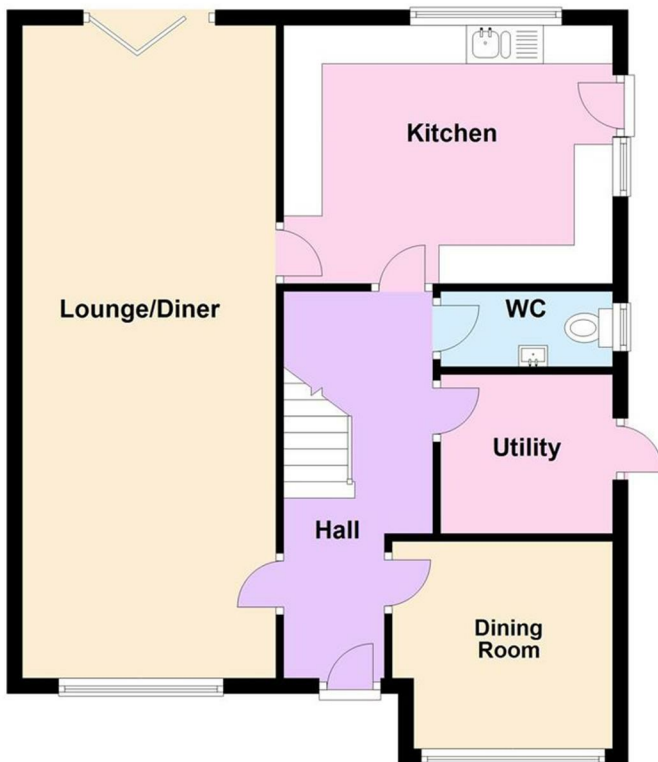
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.0 sq. feet)

