



Swan Lane, Wickford, Essex, SS11 7DJ

£725,000

A brand new four/five bedroom detached property built to the very highest of specifications, offering everything you could want in the ideal family home.

As you enter the driveway you'll find ample off road parking leading to the detached garage. The bright and airy entrance hall will lead you through to the spacious living room, study, cloakroom and utility room. The hub of this home has got to be the stunning open plan kitchen/family room. The kitchen offers plenty of storage space and fitted appliances. The island will give you that extra bit of storage space along with the breakfast bar, 'Butler' sink and a wine cooler. The room is finished with 'Amtico' flooring, underfloor heating and by-folding doors into the rear garden.

The first floor provides the four great sized bedrooms, along with the luxurious family bathroom and an ensuite. Bedroom two offers a stunning vaulted ceiling with a large window to the front. The second floor provides a superb loft room/bedroom five. This space is very versatile and would make the ideal room for all of the family to relax in or perhaps that extra bedroom space that you may need. The room is complete with a luxurious ensuite bathroom.

Externally, the large driveway & detached garage will provide all of the parking you will need. The rear garden offers a patio area and a good sized lawn area to be enjoyed by everyone.

- Brand New Family Home
- Garage & Ample Parking
- Family Bathroom & Two Ensuites
- Great Size Living Room
- Utility Room
- Four/Five Bedrooms
- Stunning Kitchen/Family Room
- Study
- 10 Year Build Guarantee
- Keys Held for Viewings



Accommodation

Entrance Hall

7.03 max x 2.32 (23'0" max x 7'7")

A bright spacious hallway with 'Amtico' flooring, underfloor heating, storage cupboard.

WC

1.64 x 1.41 (5'4" x 4'7")

Window to side, close coupled WC, vanity wash hand basin, heated towel rail, Amtico flooring.

Utility Room

2.58 x 1.40 (8'5" x 4'7")

Space and plumbing for washing machine and tumble dryer.

Living Room

4.46 x 3.71 (14'7" x 12'2")

A great sized room for all the family to enjoy, window to front, 'Amtico' flooring and underfloor heating.

Study

2.63 x 2.14 (8'7" x 7'0")

The ideal home office with window to side, 'Amtico' flooring, underfloor heating.

Kitchen/Family Room

6.58 > 3.32 x 6.03 > 2.96 (21'7" > 10'10" x 19'9" > 9'8")

A stunning open plan fitted kitchen with by-folding doors to the rear and underfloor heating. The kitchen is complete with an integrated microwave, twp electric ovens, fridge, freezer and induction hob. An island provides additional storage space, breakfast bar, 'Butler' sink and also a wine cooler.

First Floor

Landing

Window to side, stairs to ground floor, stairs to second floor,.

Bedroom Three

3.47 x 2.75 (11'4" x 9'0")

A double bedrooms with a window to front, & radiator

Bedroom Two

4.04 x 3.74 (13'3" x 12'3")

A stunning bedroom with a valuted ceiling, large window to front, radiator.

Family Bathroom

2.6 x 2.15 (8'6" x 7'0")

A luxurious suite with a bath tub, separate shower cubicle, vanity wash hand basin, close coupled wc and heated towel rail.

Bedroom One

4.24 x 3.33 (13'10" x 10'11")

A great sized double bedroom with a window to the rear, radiator and a door to:

Ensuite

1.86 x 1.64 (6'1" x 5'4")

A luxurious shower room with a shower cubicle, vanity wash hand basin, close coupled wc and it's fully tiled. Window to side.

Bedroom Four

3.14 x 3.01 (10'3" x 9'10")

A double bedroom with a window to rear and a radiator.

Second Floor**Loft Room/Bedroom Five**

6.66 x 5.17 (21'10" x 16'11")

An excellent space fit for any family. This room can be used as an additional bedroom or that extra room for all of the family to enjoy. Velux windows to the front and rear, Door to:

Ensuite Bathroom

2.64 x 1.54 (8'7" x 5'0")

A luxurious bathroom suite, fully tiled with a close coupled wc, vanity wash hand basin, heated towel rail and a velux window to the front.

Exterior**Frontage**

Ample off road parking, side access.

Garage**Rear Garden**

Plenty of room for the family to enjoy with a paved patio, remainder laid to lawn and side access

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Swan Lane, Wickford

Paul Mason Associates





