

 SPACIOUS
FAMILY HOME



RONA
SALES & LETTINGS

Brock Hill Runwell
£800,000

- Five bedrooms
- Popular Brock Hill location
- Stunning open plan kitchen/living area
- Master bedroom with luxury en-suite and dressing room





SIMPLY EXQUISITE. A substantial five bedroom detached home located on Brock Hill, Wickford which has been finished to the highest of specification. Having been virtually re-built from scratch, this home boasts stunning open plan accommodation with a 28'4 x 26'10 quality fitted kitchen and living area with full width bi-folding doors, utility room, high-spec ground floor shower room, 15'10 x 14'2 master bedroom with luxury four piece en-suite and dressing room and a further two en-suite bathrooms. The property occupies a generous plot with a beautifully sculpted and low maintenance west facing rear garden and a newly built detached outbuilding with gym, office and shower room. An internal inspection is essential in order to appreciate both the size and quality of accommodation on offer.

ENTRANCE

Via obscure double glazed composite door to:

INNER HALLWAY

20' 2" x 6' 8" (6.15m x 2.03m)

Vaulted ceiling with Velux window to front, solid wood staircase with glass panelling, tiled floor, large double cupboard housing boiler, doors to:

BEDROOM FOUR

13' 2" into bay x 8' 10" (4.01m x 2.69m)

LED spotlights to ceiling, double glazed window to front, double radiator to front, fitted cupboard, laminate wood flooring,

BEDROOM TWO

15' into bay x 10' 11" (4.57m x 3.33m)

LED spotlights to ceiling, double glazed bay window to front, double radiator to front, fitted mirror fronted wardrobes, laminate wood flooring, door to:

EN-SUITE BATHROOM

LED spotlights to ceiling, obscure double glazed window to side, wash hand basin with mixer tap and fitted storage beneath, low level w.c, P-shaped panelled bath with mixer tap and shower attachment, Raindrop style shower head, heated chrome towel rail, tiled walls and flooring, granite tops.

SHOWER ROOM

LED spotlights to ceiling, one and a half width shower cubicle with wall mounted shower and Raindrop style shower head, wash hand basin with mixer tap and storage beneath, low level w.c, heated chrome towel rail, tiled walls and flooring.

BEDROOM FIVE/OFFICE

9' x 8' 10" (2.74m x 2.69m)

Double glazed window to side, double radiator to side, laminate wood flooring, built in storage cupboard.

KITCHEN/LIVING ROOM

28' 4" x 26' 10" (8.64m x 8.18m)

Two substantial roof lanterns to ceiling, LED spotlights to ceiling, full width bi-fold doors to rear, comprehensive range of high specification eye and base level units with Quartz worktops and feature strip lighting, integrated five ring gas hob and Neff double oven, integrated wine chiller, space for American style fridge/freezer, large centre island with granite work top, integrated sink unit with mixer tap, tiled flooring and door to;

UTILITY ROOM

7' 6" x 6' 10" (2.29m x 2.08m)

LED spotlights to ceiling, double glazed obscure door to side, matching eye and base level units with Quartz work tops incorporating sink and drainer unit with mixer tap, space and plumbing for appliances, tiled flooring.

FIRST FLOOR LANDING

Velux window to front, laminate wood flooring, doors to:

MASTER BEDROOM

15' 10" x 14' 2" (4.83m x 4.32m)

Two double glazed windows to rear, laminate wood flooring, door to:

EN-SUITE BATHROOM

13' 10" x 8' 7" (4.22m x 2.62m)

LED spotlights to ceiling, obscure double glazed window to front, double width fully tiled shower with wall mounted shower unit and large Raindrop style shower head, Jacuzzi bath with tiled surround, low level w.c, his and hers sink unit with mixer tap and storage beneath, tiled walls and flooring, granite tops, heated chrome towel rail.

DRESSING ROOM

10' 7" x 7' 7" (3.23m x 2.31m)

Double glazed window to rear, spotlights to ceiling, double radiator to rear, laminate wood flooring.

BEDROOM THREE

14' 9" x 10' 10" (4.5m x 3.3m)

LED spotlights to ceiling, double glazed window to front, double radiator to front, laminate wood flooring and door to;

EN-SUITE BATHROOM

LED spotlights to ceiling, obscure double glazed window to side, P-shaped panelled bath with mixer tap and shower attachment and Raindrop style shower head, wash hand basin with mixer tap and storage beneath, low level w.c, tiled walls and flooring.



REAR GARDEN

West facing rear garden commencing with a substantial paved patio area, the remainder is laid to artificial grass, hot tub, range of newly installed fencing to boundaries, gated side access and large outbuilding located to the rear. The front of the property features of street parking for numerous vehicles via an independent driveway.

OUTBUILDING

MAIN AREA/GYM

22' 5" x 15' 3" (6.83m x 4.65m)

LED spotlights to ceiling, bi-folding doors to front, laminate wood flooring, double radiator to side, door to:

SHOWER ROOM

10' 11" x 3' 9" (3.33m x 1.14m)

LED spotlights to ceiling, one and a half width shower cubicle with shower unit, wash hand basin with mixer tap and storage beneath, low level w.c, tiled walls and flooring, heated chrome towel rail.

OFFICE

15' 5" x 9' (4.7m x 2.74m)

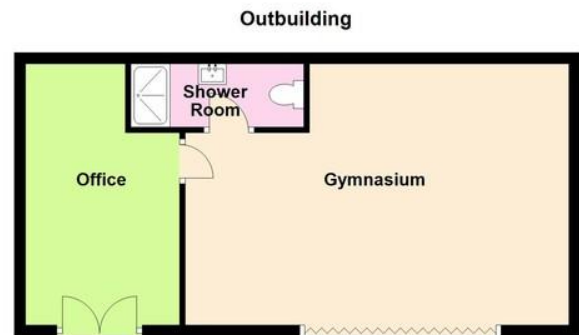
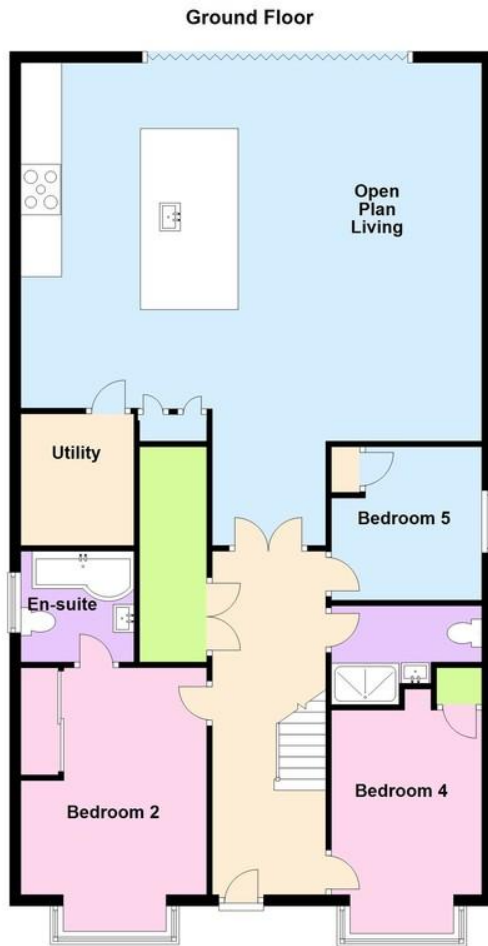
Double composite doors to front, LED spotlights to ceiling, laminate wood flooring.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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