



**RONA**  
SALES & LETTINGS

**Fanton Chase** Wickford  
GUIDE PRICE £700,000 - £725,000

- Four bedroom detached house
- 26'5 x 17'6 Open plan living
- High specification kitchen
- 21'4 Orangery







GUIDE PRICE £700,000 - £725,000. A quite stunning, four bedroom detached family home occupying a generous plot. The property has been extended and renovated in recent years, creating extremely well-proportioned accommodation, finished to the highest of specifications. Main features include bright and spacious open plan living to the ground floor with a beautiful quality fitted kitchen, 21'4 Orangery with bi-folding doors, 11'8 sitting room, office, ground floor cloakroom and en-suite shower room to master bedroom. Furthermore, the property also boasts a fantastic south facing rear garden in excess of 100ft with detached timber cabin/gym/cinema room, ample off street parking and integral garage. The property is located within walking distance of local schools, parks and amenities and an internal inspection is essential in order to appreciate both the quality and size of accommodation on offer,

#### ENTRANCE

Via obscure double glazed composite door to:

#### INNER HALLWAY

Coved ceiling, Porcelain tiled flooring with under floor heating, double internal doors to main hallway, radiator to side, staircase to first floor with under stairs storage cupboard and recessed LED spotlights to stairs, doors to:

#### SITTING ROOM

11' 8" x 10' 11" (3.56m x 3.33m)

LED spotlights to ceiling with additional coloured LED strip lighting, double glazed bow window to front, radiator to front, Porcelain tiled flooring with under floor heating.

#### GROUND FLOOR CLOAKROOM

Textured and coved ceiling, obscure double glazed window to side, low level w.c, glass wash hand basin with mixer tap, partly tiled walls, heated chrome towel rail, Porcelain tiled flooring.

#### OFFICE

6' 3" x 6' 4" (1.91m x 1.93m)

Spotlights to coved ceiling, obscure glass brick window to side, Porcelain tiled flooring.

#### OPEN PLAN LOUNGE/KITCHEN

26' 5" x 17' 6" max (8.05m x 5.33m)

#### LOUNGE AREA

LED spotlights to ceiling, stone feature fireplace with marble effect hearth and surround, wood burning stove, feature tiled walls, Porcelain tiled flooring with under floor heating open plan to;

#### KITCHEN AREA

Glass lantern to roof, LED spotlights to ceiling, comprehensive range of high specification eye and base level units with Quartz

worktops, five ring Neff induction hob and double electric oven with Neff extractor hood over, centre island with matching Quartz worktop incorporating sink and mixer tap, integrated dishwasher, integrated fridge/freezer, integrated Miele coffee machine, integrated combi grill, microwave and oven, integrated wine chiller, Porcelain tiled flooring with under floor heating, double glazed door to rear, open plan to;

#### UTILITY AREA

7' 10" x 3' 4" (2.39m x 1.02m)

Glass roof lantern, LED spotlights to ceiling, plumbing for appliances, Porcelain tiled flooring and door leading to integral garage.

#### ORANGERY

21' 4" x 10' (6.5m x 3.05m)

Vaulted glass roof with electric top openers, LED spotlights to ceiling, full width bi-folding doors to rear with fitted electric blinds, double radiator to side, Porcelain tiled flooring with under floor heating, two double glazed windows to side aspects.

#### FIRST FLOOR LANDING

Double glazed obscure window to half landing, access to loft space via hatch, built in storage cupboard, radiator and doors to;

#### BATHROOM

LED spotlights to ceiling, obscure double glazed window to side, P-shaped bath with wall mounted shower unit, wash hand basin with mixer tap and storage beneath, low level w.c, heated chrome towel rail, tiled walls and flooring.

#### BEDROOM ONE

12' 8" x 12' 5" (3.86m x 3.78m)

LED spotlights to ceiling, double glazed window to rear, radiator to rear, double internal doors to dressingroom and further door to;

#### EN-SUITE SHOWER ROOM

Obscure double glazed window to side, heated chrome towel rail, shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, tiled walls, vinyl flooring.

#### BEDROOM TWO

13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed window to front, range of fitted wardrobes, radiator to front.

#### BEDROOM THREE

13' 4" x 10' 10" (4.06m x 3.3m)

Double glazed window to front, radiator to front, range of fitted wardrobes.





#### **DRESSING ROOM (ORIGINALLY BEDROOM 4)**

16' 8" x 17' 2" (5.08m x 5.23m)

Double glazed window to rear, range of fitted wardrobes, drawers and hanging space, radiator to rear. This room could easily be re-instated as a double bedroom as the original door from the hallway is still in situ.

#### **AGENTS NOTE**

The vendor advises that the all of the first floor accommodation benefits from fitted air conditioning.

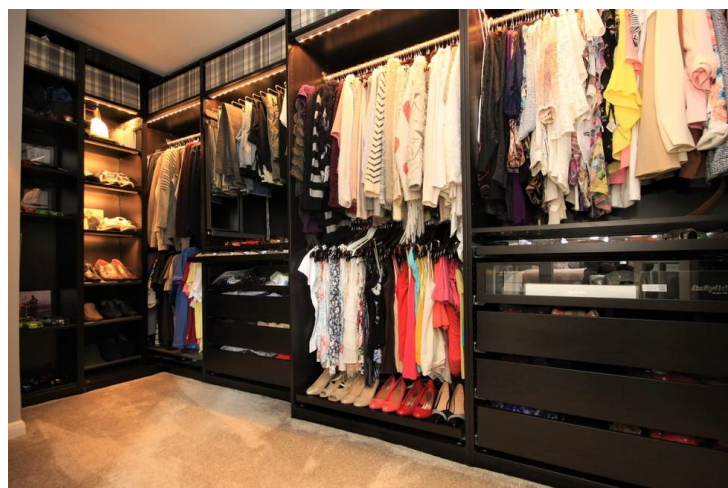
#### **EXTERIOR**

Large south facing rear garden in excess of 100ft, commencing with a substantial block paved patio to immediate rear, the remainder is laid to lawn with feature flower beds to borders, fencing to boundaries, gated side access, two timber sheds and detached timber cabin to the rear.

#### **TIMBER CABIN**

22' 6" x 12' 6" plus recess 3'4 (6.86m x 3.81m)

Power and light connected, insulated, CAT 5 cabling connected, double glazed window to front, access via double glazed French doors. In our opinion, this outbuilding would be ideal for any buyer looking to work from home and could easily be used as studio/office space.















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#### **INTEGRAL GARAGE AND FRONTAGE**

Electric up and over roller door to front, power and lighting connected. The front of the property features a large sandstone paved driveway providing off street parking for several vehicles.

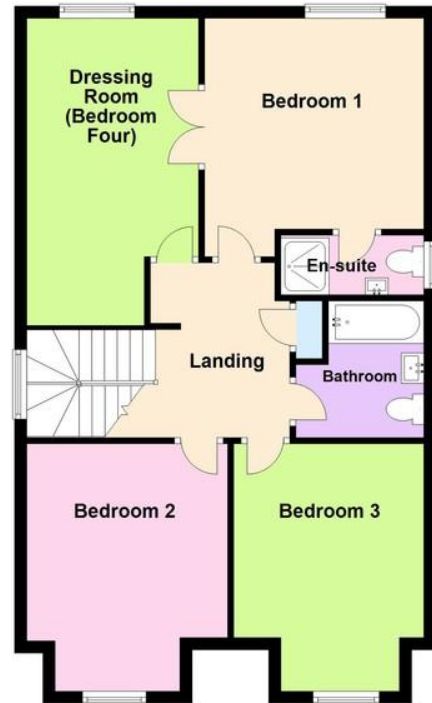
#### **AWAITING EPC RATING**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Ground Floor



First Floor



Regulated by RICS

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