



MEACOCK & JONES

4 Bedrooms

House - Detached

Located in Runwell

**Guide Price
£700,000-£750,000**



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16 Running Well Runwell

Wickford | | SS11 7GD



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**Guide Price £700,000-£750,000 **Nestled within the prestigious St. Luke's Park Development, this exceptional four bedroom detached family home has been extended to create fantastic living accommodation. Built by Countryside Homes to the highest standards this executive style property offers impeccable design and attention to details. Ideally located within walking distance of local shops and close to Wickford Station with direct access to London. Planning permission has been granted for a loft extension, ref 22/00050/FUL.

The accommodation commences with a spacious entrance hallway, giving access to the nicely fitted downstairs cloakroom, and the dual aspect lounge, with beautiful feature stone fireplace with log burner and bespoke cabinetry either side, french doors overlook and lead to the garden. The expansive stylishly appointed kitchen/living room is fitted with a good range of shaker style units, with contrasting quartz work tops, a built in pantry unit, attractive Amtico flooring, and some integrated appliances. Bifolding doors overlook and lead to the rear garden plus two Velux windows which together flood the area with lots of natural light, making this a wonderful space for entertaining.

Stairs rise up to the part galleried landing on the first floor, and the very impressive main bedroom, which has floor to ceiling height wardrobes on entry, leading into a dressing area and an ensuite shower room. Bedroom two also has an ensuite shower room, whilst bedroom three and four are good sized rooms and have use of the three piece family bathroom. All of the bathrooms are fitted with Roca sanitaryware.

Externally, the rear garden is very low maintenance, being fitted with astroturf and laurel hedging for privacy, with a couple of patio areas giving options for garden furniture. There is a large double garage with a convenient sink and space for a washing machine and tumble dryer, accessed via two electric up and over doors (currently being used as a gym).



16 Running Well

Guide Price £700,000 - £750,000 Freehold

- EXCEPTIONAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- EXTENDED FAMILY HOME
- BEAUTIFULLY PRESENTED
- LARGE DOUBLE GARAGE
- THREE BATHROOMS
- FANTASTIC KITCHEN/LIVING AREA
- LOCATED CLOSE TO WICKFORD STATION WITH EXCELLENT LINKS TO LONDON
- PLANNING PERMISSION FOR LOFT CONVERSION REF 22/00050/FUL





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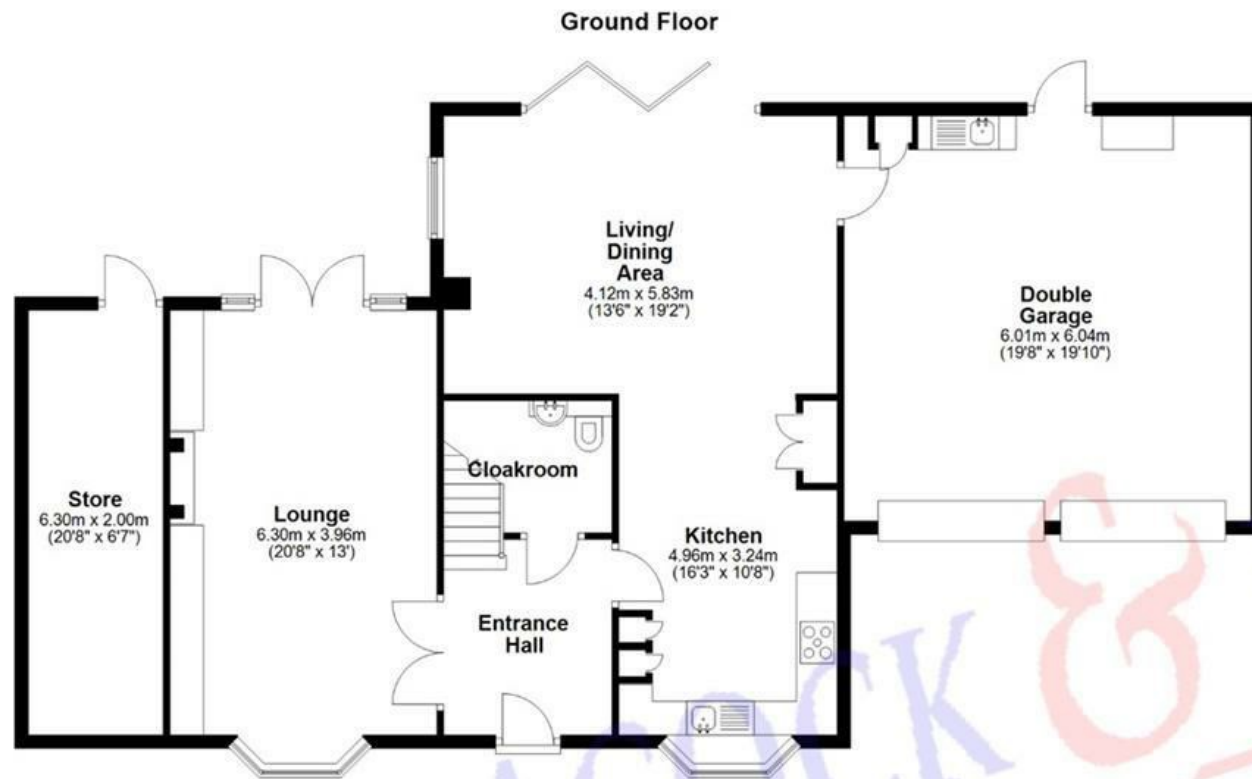
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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 167 SQ M 1793 SQ FT
(EXCLUDING STORE)
DOUBLE GARAGE 36 SQ M 532 SQ FT
TOTAL 203 SQ M 2190 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Accommodation comprises:

Entrance Hall

Cloakroom

Lounge
20'8 x 13'

Store
20'8 x 6'7

Kitchen Area
16'3 x 10'8

Living/Dining Area
13'6 x 19'2

First Floor Landing

Bedroom One
12'5 x 19'10

Dressing Area
6'1 x 10'4

Ensuite Shower Room

Bedroom Two
12'6 x 9'5

Ensuite Shower Room

Bedroom Three
11'10 x 10'4

Bedroom Four
7'10 x 9'5

Family Bathroom

Double Garage
19'8 x 19'10

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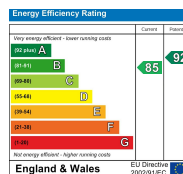
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Council Tax Band: F

Local Authority: Chelmsford Borough Council



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