



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Runwell

**Price Guide**  
**£650,000 - £700,000**



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# 9 Pot Inn Close Runwell

Wickford | Essex | SS11 7FZ



Initial offers invited in the region of £650,000-£700,000\*\*. Nestled within the prestigious St. Luke's Park Development, this exceptional four-bedroom detached family home offers a perfect blend of style, luxury and modern living. Built by Countryside Homes to the highest standards this executive style property offers impeccable design and attention to detail throughout. Ideally located close to Wickford Station with direct access to London Liverpool Street, Stratford, and Chelmsford. Planning permission has been granted for a rear extension, ref 25/00155/FUL and PP-1359867.

From the spacious entrance hall complete with bespoke storage cupboards and elegant Amtico flooring this beautifully presented home leads you to a well-proportioned dual-aspect lounge featuring a bay window to the front and French doors that open onto the rear garden, creating a wonderfully airy atmosphere. A feature stone fireplace with a log burner provides a focal point, making this an inviting space to relax and unwind. The outstanding dual-aspect kitchen/family/dining area is comprehensively fitted with a high quality range of Shaker style units comprising base cupboards, drawers and matching wall cabinets. Quartz worktops and integrated appliances enhance both style and functionality. A separate utility room adds to the home's practicality with space and plumbing for domestic appliances.

To the upstairs double doors open into Bedroom One, a luxurious suite featuring a dressing area and spacious en-suite shower room. Bedroom Two also includes an en-suite and there are two additional bedrooms and family bathroom. Throughout the home plantation shutters enhance the refined aesthetic, offering both privacy and exceptional light control.

The garden commences with a paved patio of an ideal size for outside entertaining with the remainder laid to lawn. To the rear is a decking area with additional seating. A spacious driveway and double garage are located at the front of the property





# 9 Pot Inn Close

Guide Price £650,000 - £700,000 Freehold

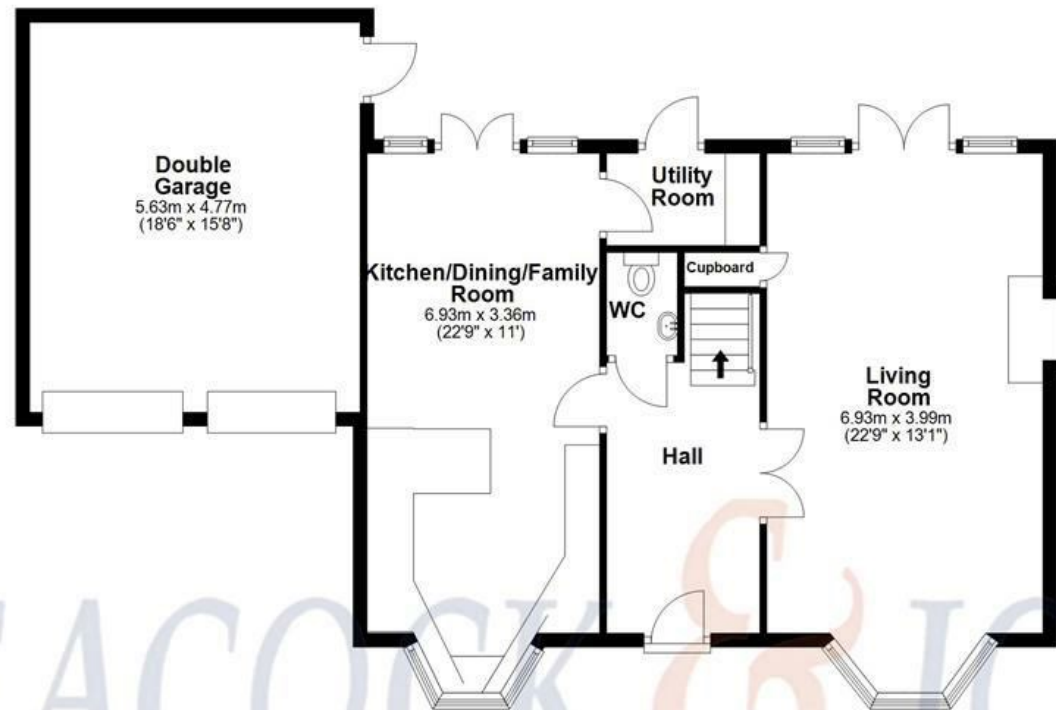
- Exceptional Four Bedroom Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Two En-suites
- Beautifully Presented Throughout
- Double Garage and Drive
- Magnificent Principal Bedroom with En-suite and Dressing Area
- Dual Aspect Lounge
- Family Bathroom
- Good Size Rear Garden
- Located Close to Wickford Station with Excellent Links to London and Chelmsford



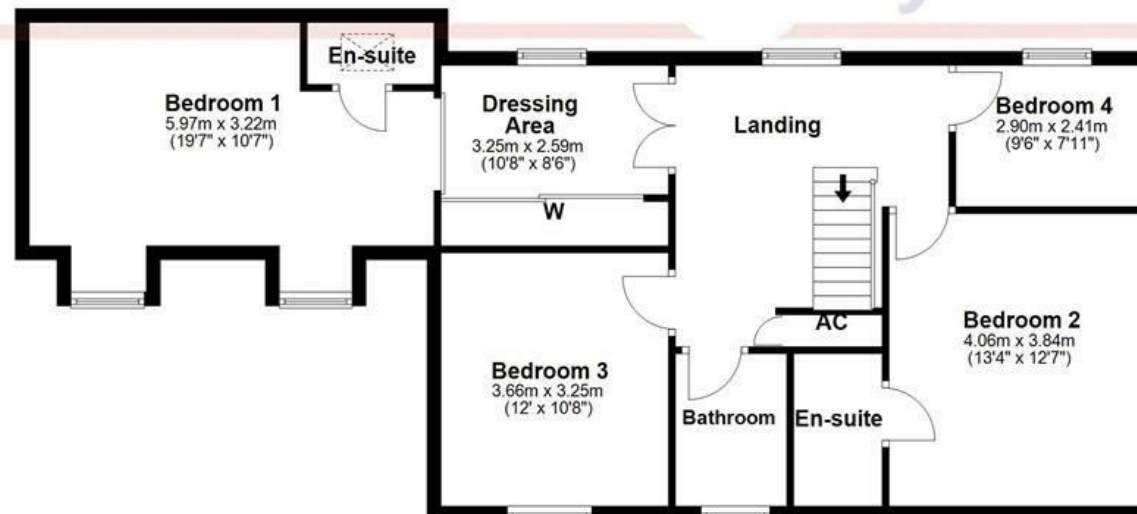




## Ground Floor



## First Floor



Total area: approx. 180.3 sq. metres (1940.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

Pot Inn Close

### Accommodation Comprises of:-

#### Entrance Hall

#### Ground Floor Cloakroom

6'4 x 4'7

#### Living Room

22'9 x 13'1

#### Kitchen/Dining/Family Room

22'9 x 11'

#### Utility Room

4'1 x 7'11

#### First Floor Part Galleried Landing

#### Bedroom One

19'7 x 10'7

#### Dressing Area

10'8 x 8'6

#### En-suite Shower Room

9'2 x 5'

#### Bedroom Two

13'4 x 12'7

#### En-suite Shower Room

#### Bedroom Three

12' x 10'8

#### Bedroom Four

9'6 x 7'11

#### Family Bathroom

#### Rear Garden

32' x 57'

#### Front Garden

#### Driveway

#### Double Garage

18'6 x 15'8

# MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

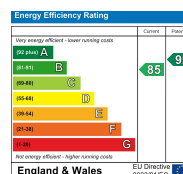
CM15 8NB

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### Council Tax Band:

### Local Authority:



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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