

Ist Call

SALES AND LETTINGS



Victoria Drive, Great Wakering, SS3 0AT

Guide Price £425,000

**** GUIDE PRICE £425,000 - £450,000 **** Located on the peaceful outskirts of Great Wakering Village, this impressive four-bedroom detached family home offers a truly exceptional living experience with open views over farmland to the rear. This idyllic setting combines the tranquillity of countryside living with the convenience of village life. Beautifully presented throughout, the ground floor has been thoughtfully designed for modern family living. The spacious living room flows seamlessly into the dining area, creating a wonderful open-plan environment perfect for both daily life and entertaining. This sociable space leads naturally to a contemporary fitted kitchen, complete with high-quality integrated appliances, making it the ideal hub for family activities and culinary adventures. A convenient ground floor cloakroom adds practical functionality to complete this level. Upstairs, the accommodation is equally impressive with four well-proportioned double bedrooms, one of which is currently utilized as a home office - ideal for today's flexible working arrangements or as a quiet study space. The modern family bathroom completes the first floor with stylish fixtures and quality finishes throughout. The secluded rear garden backs directly onto open farmland, creating an uninterrupted panorama of natural beauty and ensuring complete privacy. This rare feature provides a genuine escape from urban life while remaining conveniently accessible. To the front, there is block-paved off-street parking and direct access to the garage, adding valuable additional storage or workshop space. This exceptional property offers the perfect blend of modern family comfort and countryside charm, making it ideal for those seeking space, privacy, and natural beauty without compromising on contemporary living standards. We strongly recommend viewing to fully experience the peaceful setting and appreciate the quality accommodation this wonderful family home provides.

Accommodation Comprising

uPVC double glazed front door leading to...

Entrance Lobby

Radiator, laminate wood flooring, smooth plastered ceiling, doors off to...

Cloakroom

White suite comprising vanity wash hand basin, low level W.C., radiator, laminate wood flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

Lounge 16'6 x 15'3 (5.03m x 4.65m)



Double glazed oriel bay window to front with fitted shutters, two radiators, feature fireplace with inset gas fire, staircase to first floor, smooth plastered coved ceiling with inset spotlights, opening to...



Dining Area 9'6 x 9'3 (2.90m x 2.82m)



Double glazed french doors to rear garden, radiator, laminate wood flooring, smooth plastered coved ceiling, archway to...

Kitchen 11'8 x 9'3 (3.56m x 2.82m)



Comprehensive range of modern fitted grey handleless base units with toning roll edged working surfaces over, integrated single drainer acrylic sink unit, integrated electric induction hob with oven below and stainless steel extractor hood over, integrated washing machine and fridge/ freezer, full height pull out larder cupboard, cupboard housing gas central heating & hot water boiler, matching range of wall mounted units, vertical radiator, tiled

splashbacks, laminate grey wood effect flooring, smooth plastered ceiling with inset spotlights, double glazed window to rear...

First Floor Landing

Double glazed window to side, loft access, built in storage cupboard, smooth plastered ceiling, doors off to...

Bedroom 1 10'9 x 9'6 (3.28m x 2.90m)



Double glazed window to rear with fitted shutters, radiator, fitted wardrobe and chest of drawers, smooth plastered coved ceiling...



Bedroom 2 9'7 x 9'4 (2.92m x 2.84m)



Double glazed window to front with fitted shutters, radiator, built in wardrobe cupboard, smooth plastered coved ceiling...

Bedroom 3 9'7 x 9'4 (2.92m x 2.84m)



Double glazed window to front with fitted shutters, radiator, built in wardrobe cupboard, smooth plastered coved ceiling...

Bedroom 4/ Office 10'3 x 9'6 (3.12m x 2.90m)



Double glazed window to rear with fitted shutters, radiator, fitted desk and storage incorporating integrated fridge, laminate wood flooring, smooth plastered ceiling...

Bathroom 6'7 x 6' (2.01m x 1.83m)



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., wall mounted illuminated storage cupboard, fully tiled walls, heated towel rail, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

Externally

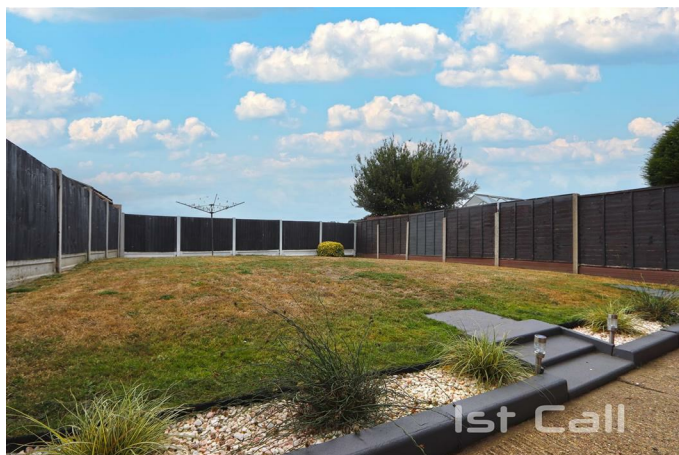
Front Garden

Block paved providing off street parking and providing access to...

Garage 19'3 x 7'11 (5.87m x 2.41m)

Up and over door, further uPVC double glazed door to rear garden...

Rear Garden



Approx. 45', unoverlooked and backing onto open fields, comprising concreted patio area, remainder mostly laid to lawn, uPVC double glazed door to garage...



Floor Plan



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

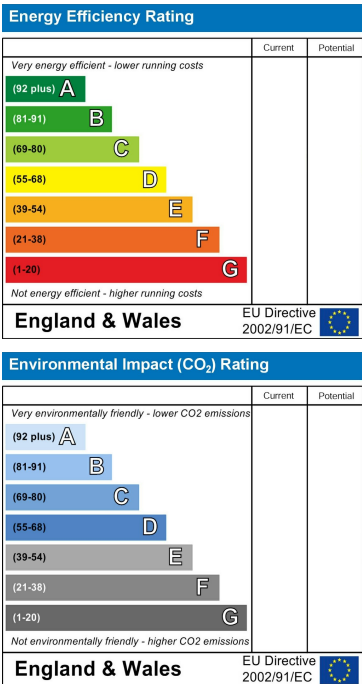
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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