



Bear Estate Agents are delighted to present this substantial five double bedroom detached family home, enviably positioned on a private road shared with just four neighbouring properties.

Located on the sought-after Ivy Gate Close, the property enjoys an exceptionally convenient position within easy reach of highly regarded local schools, Wickford Memorial Park, nearby shops and Wickford Town Centre. Wickford Railway Station is approximately 0.5 miles away, providing direct Greater Anglia services towards London Liverpool Street and Stratford, while the A127, A13, A130, A12 and M25 are all readily accessible.

- Situated on a private road shared with four neighbours
- Walking distance to 'outstanding' schools
- Walking distance to local shops
- West facing rear garden
- Oversized garage
- 0.5 miles to Wickford Railway Station
- Walking distance to Wickford Memorial Park
- Five double bedrooms
- Powered outbuilding
- Driveway parking for multiple vehicles

Ivy Gate Close

Wickford

£900,000



Ivy Gate Close



Offering approximately 2,180 sq ft of spacious accommodation arranged over three floors, this impressive home combines generous living areas, five genuine double bedrooms and excellent outside space.

The ground floor opens with a large and welcoming entrance hall, positioned at the heart of the home and providing access to the principal reception rooms.

The main lounge measures an impressive 21'7" x 13'1", extending from front to rear with a large front-facing window and French doors opening directly onto the garden. A separate dining room, measuring 10'10" x 13'1", provides valuable additional reception space and can also be utilised as a family room, snug, playroom or home office.

At the heart of the property is the superb 17'4" x 22'4" kitchen/diner, offering an abundance of fitted cabinetry and worktop space alongside integrated appliances and ample room for family dining and entertaining. An adjoining utility room provides further storage and practical workspace, while a ground-floor WC completes the level.

The first floor is home to three of the five bedrooms. The principal bedroom is particularly impressive, measuring 15'4" x 16'9", and benefits from its own dressing room and en-suite shower room. Bedrooms four and five are both generous doubles, measuring 10'10" x 13'1" and 10'3" x 13'1" respectively. A further three-piece shower room serves this floor.

The second floor provides two additional substantial double bedrooms. Bedroom two measures up to 15'9" x 20'10", while bedroom three measures up to 15'9" x 13'1". A third shower room completes the upper floor, making the layout particularly well suited to larger families, older children or guests.

Outside, the property continues to impress. The west-facing rear garden enjoys excellent afternoon and evening sun and provides a generous space for entertaining, relaxing and family life. A substantial powered outbuilding offers further versatility for use as a workshop, gym, studio or home office, subject to requirements.

To the front, a large driveway provides off-street parking for multiple vehicles and leads to a detached oversized garage.

With its substantial accommodation, private-road setting, five double bedrooms and excellent access to schools, transport

links and local amenities, homes of this calibre are rarely available in Wickford. Call us today to book an appointment and see all of the benefits first hand!

Council Tax Band: F (£3101.67)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

Situated on a private road shared with four neighb

0.5 miles to Wickford Railway Station

Walking distance to 'outstanding' schools

Walking distance to Wickford Memorial Park

Walking distance to local shops

Inviting entrance hall

Ground floor WC

Lounge (21'7 x 13'1)

Dining room (10'10 x 13'1)

Kitchen (17'4 x 22'4) max

Utility room

Bedroom 1 (15'4 x 16'9)

Dressing room

Three-piece En-suite

Bedroom 2 (15'9 x 20'10) max

Bedroom 3 (15'9 x 13'1) max

Bedroom 4 (10'10 x 13'1)

Bedroom 5 (10'3 x 13'1)

Three-piece bathroom on first floor

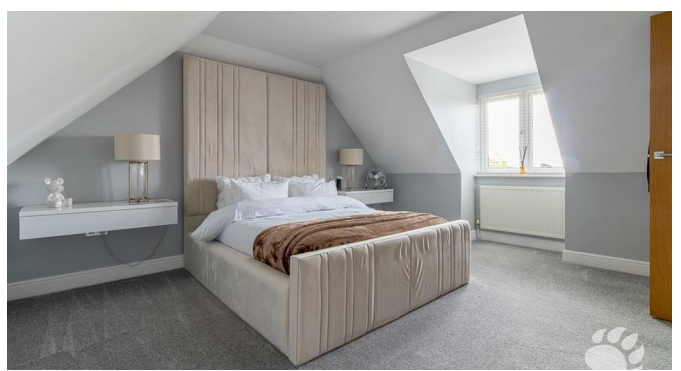
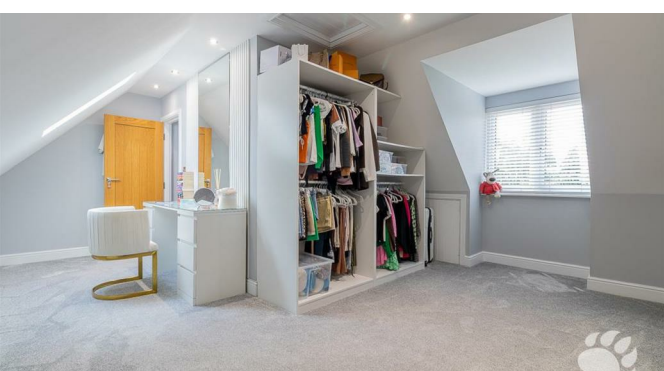
Three-piece bathroom on second floor

West facing rear garden

Powered outbuilding

Oversized garage

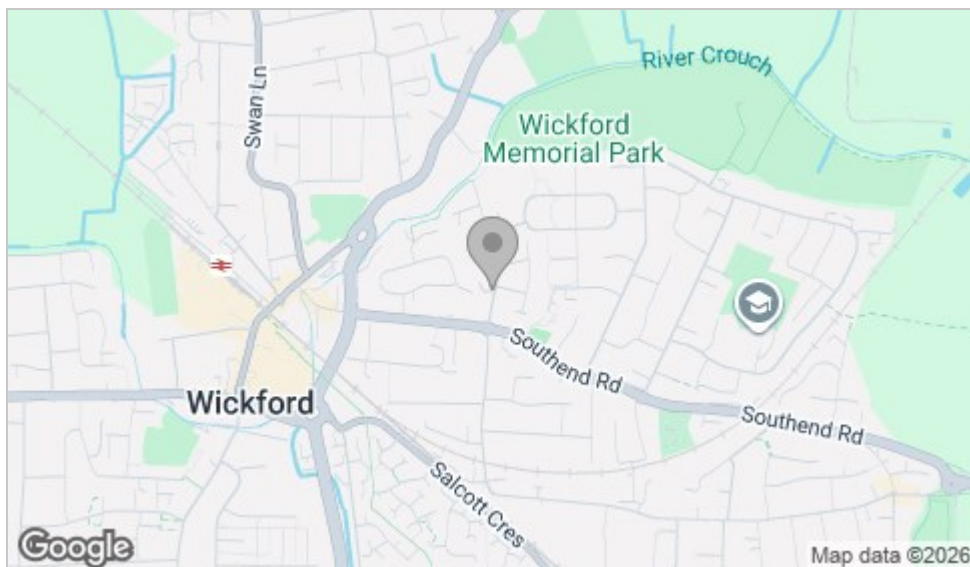
Driveway parking for multiple vehicles



Floor Plan



Area Map



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		