# STOKES LINK

**RUNWELL, WICKFORD, SS11 7JW**

## OFFERS IN EXCESS OF £700,000

**FREEHOLD**

** A SUBLIME & EXECUTIVE HOME IS SITUATED ON THE HIGHLY SOUGHT AFTER ST LUKES PARK DEVELOPMENT OFFERING A HIGH SPECIFICATION THROUGHOUT - FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND A LARGE DUAL ASPECT KITCHEN/DINER ALONG WITH UTILITY ROOM - WEST FACING GARDEN & AMPLE PARKING - BLINK & IT IS GONE **

RP&C.

RICKY, PLANT & CHEN-PORTER

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• Executive & fully detached family home • Four double bedrooms & a grand galleried style landing • Reception hallway & guest WC • Two reception rooms including lounge with feature media wall • Large dual aspect kitchen/diner with bespoke units & utility room • En suite to principal bedroom & family bathroom • High specification throughout • West facing rear garden • Independent driveway for two large cars leading to a larger than average garage • Salubrious St Lukes Park development

RP&C Estate Agents are delighted to bring to market, this executive, style four double bedroom detached family home, ideally situated within the highly sought-after St Luke's Park development in Runwell.

Offering spacious and beautifully presented accommodation throughout, this impressive modern home is perfectly suited to families seeking both space and convenience in a desirable residential setting.

Upon entering, you are welcomed by a substantial entrance hall which immediately sets the tone for the generous proportions found throughout the property. The ground floor comprises a large cloakroom/WC, two separate reception rooms providing versatile living space, and a stunning dual aspect, open-plan kitchen/dining room featuring a bespoke fitted kitchen with a separate utility room.

To the first floor, a magnificent galleried landing provides access to four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst two further bedrooms enjoy the addition of bespoke fitted wardrobes. A contemporary family bathroom completes the first-floor accommodation.

Constructed less than six years ago, the property further benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a sunny west-facing rear garden, ideal for outdoor entertaining and family enjoyment. To the front, there is an independent driveway providing off-road parking for two large vehicles, leading to a generously sized garage with large pitched roof offering generous storage.

The location is undoubtedly one of the property's strongest attributes. St Luke's Park is a prestigious and family-friendly development, conveniently positioned close to highly regarded local schools, amenities and transport links. Wickford High Street and mainline railway station are just a short drive away, offering excellent connections into London and beyond.

An exceptional rental opportunity in one of the area's most desirable developments, early viewing is highly recommended.

**Impressive Reception Hallway 12'3 x 8'6**

**Guest WC 6'4 x 4'8**

**Playroom/Formal Dining Room 12'2 x 11'5**

**Lounge 16'3 x 12'7**

A dual aspect room with French doors leading onto and overlooking the west facing garden. There is a recently installed and feature media wall.

### Dual Aspect Kitchen/Diner 23'8 x 9'7
An ultra contemporary and bespoke fitted kitchen comprises a vast array of storage cupboards and a host ofnSiemens integrated appliances. There are complimentary Quartz stone work tops with breakfast bar. Enclosed wall mounted boiler.

### Utility Room 6'8 x 6'0
Contemporary and bespoke fitted storage units. Space for washing machine.

### Galleried First Floor Landing 13'8 x 8'7 max
Loft access, storage cupboard houses the hot water cylinder.

### Bedroom One 16'6 x 12'1 reducing to 9'6
Feature, bespoke built in mirror wardrobes with ample hanging and shelving spaces.

### En Suite Shower Room/WC 9'7 x 4'7

### Bedroom Two 12'7 x 9'0
Feature, bespoke built in wardrobes with ample hanging and shelving spaces.

### Bedroom Three 12'1 x 9'10

### Bedroom Four 10'8 x 9'8

### Family Bathroom/WC 8'9 reducing to 6'5 x 6'9

### West Facing Garden
Hardstanding patio to both front and rear aspects of the garden. The remainder is laid to lawn with matures shrubs. Outside tap, light and side access.

### Independent Driveway
A block paved driveway provides ample parking for two large cars and leads to the garage.

### Large Garage
up/over door, power and light connected. Vast eaves storage space above.

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## ADDITIONAL INFORMATION

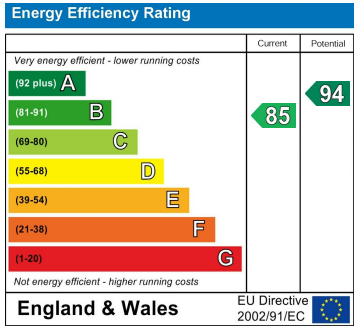
**Local Authority** – Chelmsford

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1769.00 sq ft

**Tenure** – Freehold




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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