



# Croot Place

Runwell, Wickford, SS11 7LB

## Offers In The Region Of £375,000

A well presented semi-detached home, located in the sought-after St. Luke's Park development. Built by Countryside in 2019 with 3 years remaining on NHBC warranty.

- Ground Floor**
  - Entrance hall
  - WC
  - Open-plan kitchen/dining/living space: 4.26m x 8.56m (14'0" x 28'11")
- First Floor**
  - Bedroom 1: 4.32m x 3.20m (14'2" x 10'6")
  - Bedroom 2: 4.25m x 3.09m (13'11" x 10'2")
  - Bathroom: 1.92m x 2.09m (6'4" x 6'10")
- Externally**
  - Generous size rear garden, laid to lawn with patio areas
  - Car port/driveway providing off-street parking for 2-3 vehicles

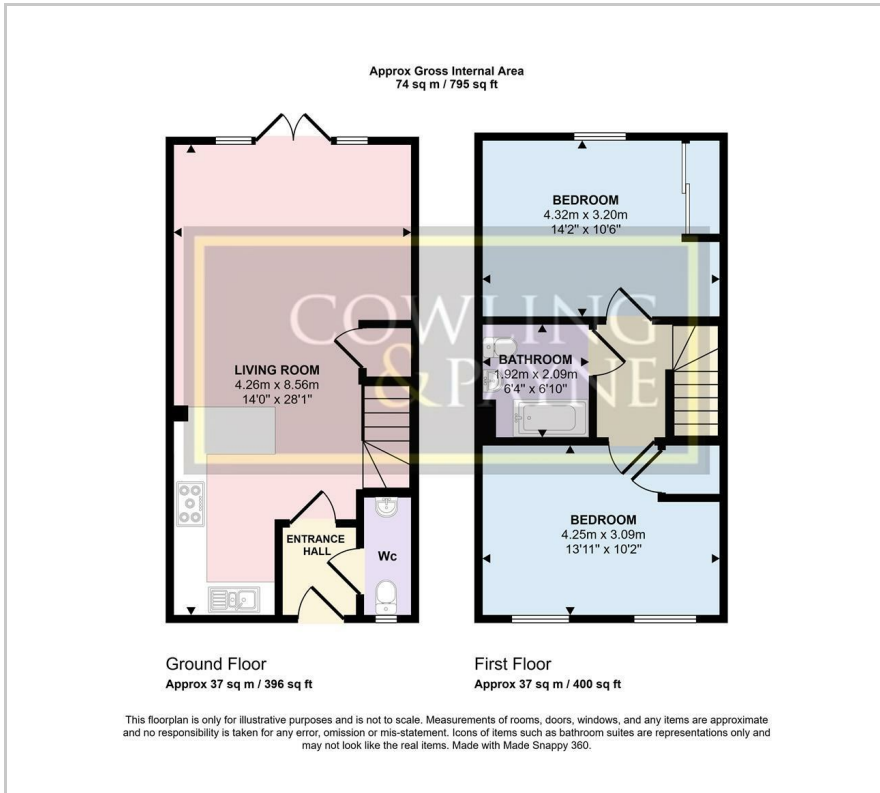
- SITUATED ON THE POPULAR ST LUKES PARK DEVELOPMENT
- OFFERS IN REGION OF £375,000
- TWO BEDROOM SEMI-DETACHED
- NEARBY TO LOCAL SHOPS/CAFES & SURROUNDED BY GREEN SPACES
- OFF STREET PARKING (CAR PORT)
- LOCAL SCHOOL SITUATED ON THE ESTATE
- MODERN PROPERTY WITH 3 YEARS NHBC WARRANTY REMAINING
- OPEN PLANNED LIVING
- COUNCIL TAX BAND D - CHELMSFORD
- EPC - B

Situated within the sought after St. Luke's Park estate, the property benefits from a well-regarded residential setting with convenient access to local amenities, schools, and surrounding green

**Viewing**  
Please contact our Sales Office on 01268 730707 if you wish to arrange a viewing appointment for this property or require further information.

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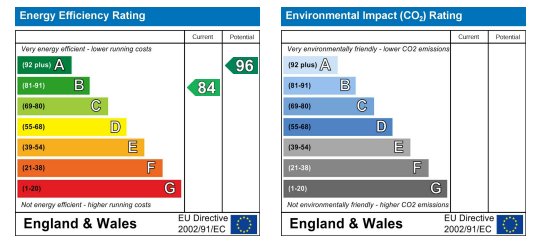
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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