

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

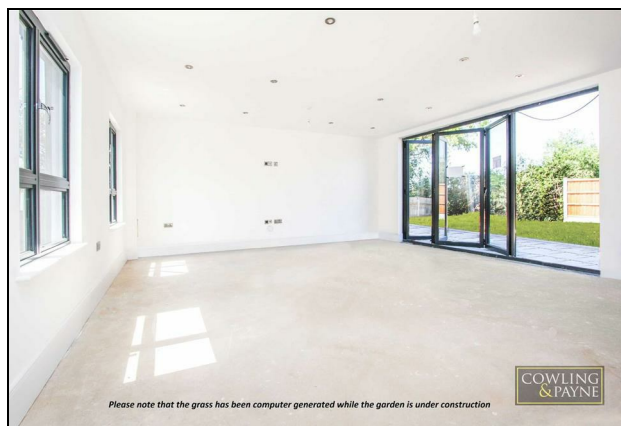
COWLING & PAYNE



Four Oaks Farm, Wickford
POA

**** GUIDE PRICE £600,000 - £625,000 **** Cowling & Payne are delighted to offer this opportunity to acquire this luxurious BRAND-NEW, FOUR bedroom family home. You will be able to find this plot pleasantly situated in a secluded & private new development, behind a gated entrance. If you have been looking for a luxury built home to just move into then this is one that is not to be missed. On entering the property, you will be greeted by the large entrance hall and tiled flooring. Following in on the ground floor you will find a downstairs cloakroom & spacious lounge/diner with bi-folding doors leading out onto the rear garden. Other features include the impressive modern kitchen area, which could be perfect for entertaining with bi-fold doors leading out to the rear garden. The luxury kitchen includes many features with a white quartz worktop, and modern two tone wall and base units with island in the middle. The kitchen also comes with various integrated appliances, underfloor heating, and a separate utility room.

Moving upstairs you will be pleased to find FOUR spacious bedrooms, master with ensuite & lastly a modern fitted 4 piece bathroom. Externally you will find a good size rear garden with a paved patio area, the remainder lawn & storage shed. To the front there is a spacious block paved driveway, with the benefit of charging points for electric cars in front of each house. Call the sales team now to not avoid missing out on one of these luxury houses! Plot 2



Entrance Hall

Tiled flooring, underfloor heating.

Ground floor cloak room

Tiled flooring, elegant white bathroom fixtures, complimented by modern chrome taps and fittings.

Kitchen/Utility

Modern fitted kitchen with wall & base cupboards, white Quartz worktops, Island, single bowl under mount sink. Integrated appliance's such as Bosch extractor hood, Bosch 5 ring hob, wine cooler, LG washer dryer, American style fridge freezer.

Underfloor heating. Bi folding doors leading onto rear garden.

Lounge/Diner

Bi fold doors leading out onto the rear garden, carpet with underfloor heating, Sky satellite/TV point/USB sockets.

Bedroom 1

Spacious bedroom, carpet flooring, Sky satellite/TV point to the Master bedroom.

En Suite

Tiled flooring, elegant white bathroom fixtures, complimented by modern chrome taps and fittings, chrome ladder heated towel rail, tiled walls.

Bedroom 2

Spacious bedroom, carpet flooring.

Bedroom 3

Spacious bedroom, carpet flooring.

Bedroom 4

Spacious bedroom, carpet flooring.

Family Bathroom

Tiled flooring, elegant white bathroom fixtures, complimented by modern chrome taps and fittings, chrome ladder heated towel rail, tiled wall, bath tub, separate shower.

External

Double Glazed windows and doors with PPC Aluminium window and door frame (graphite), modern front door with chrome handle, K-Rend SIL TC15 Graphite rendering to the sides of the house and the front gable area, Grey Cedral Click Weathering cladding to the front and back of the house, slate roof finish.

Rear Garden - Paved Patio area, remainder lawn, storage shed.

Front - Paved front driveway with charging points for electric cars to the front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 plus) 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	



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