

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Ryerson Drive, Wickford  
Asking Price £575,000

Situated within the highly desirable St Luke's development in Runwell, this exceptional four-bedroom detached family residence offers beautifully presented and generously proportioned accommodation throughout, perfectly suited to modern family living.

Occupying an attractive position within Ryerson Drive, the property has been meticulously maintained by the current owners and is presented to an excellent decorative standard, providing a home ready for immediate occupation.

The ground floor accommodation commences with a welcoming entrance hallway giving access to a spacious and elegantly presented living room/dining area, creating a versatile and sociable space ideal for both relaxing and entertaining. The property also benefits from a contemporary fitted kitchen featuring a comprehensive range of modern units and ample work surface space, perfectly suited for everyday family living. A ground floor cloakroom further enhances the practicality and convenience of the home.

The first floor offers four well-proportioned bedrooms, all finished to a high standard. The impressive principal bedroom benefits from fitted storage and a stylish en-suite shower room, whilst the guest bedroom also enjoys the luxury of its own modern en-suite facilities. The remaining bedrooms are served by a contemporary family bathroom suite.

Externally, the property continues to impress with a beautifully maintained rear garden, offering an excellent outdoor space for entertaining and family enjoyment. To the front, the property benefits from off-street parking and garage facilities.

The location is particularly popular with families due to its convenient access to Wickford town centre, reputable local schools, open green spaces, and Wickford mainline railway station providing direct links into London Liverpool Street. Excellent road connections via the A127 and A130 are also within easy reach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			94
(92 plus) A		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- ENTRANCE HALL
- WC
- KITCHEN
- LIVING ROOM/DINING AREA
- DINING AREA
- BEDROOM 1
- EN-SUITE 1
- BEDROOM 2
- EN-SUITE 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- GARDEN
- GARAGE

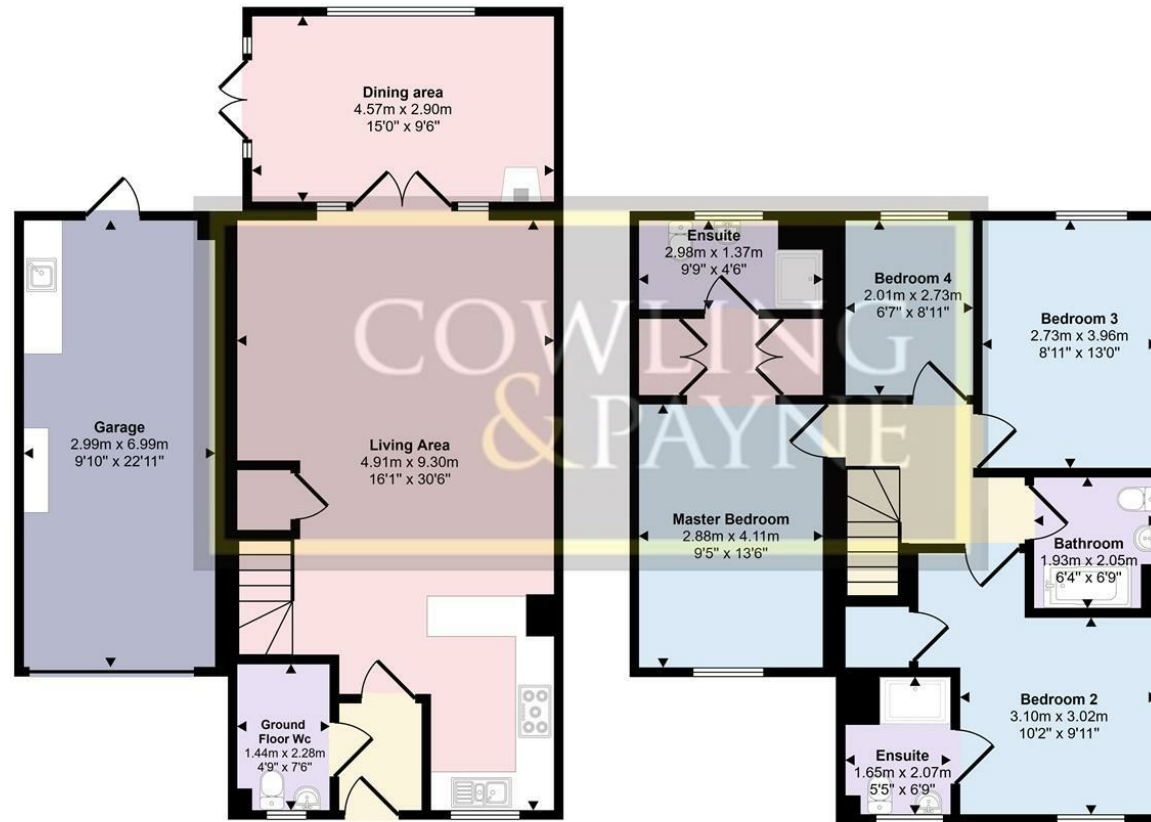
### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

### Disclaimer

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Approx Gross Internal Area  
152 sq m / 1635 sq ft



Ground Floor  
Approx 83 sq m / 898 sq ft

First Floor  
Approx 68 sq m / 737 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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