



RONA

RESIDENTIAL

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£399,995

Church end lane, Runwell, SS11 7DP

We are pleased to bring to the market a pair of brand new three bedroom semi-detached houses from Aedis Homes. The properties boast spacious accommodation throughout comprising of lounge, kitchen/diner and ground floor cloakroom to the ground floor. The first floor accommodation comprises of two double bedrooms and a spacious third bedroom with en-suite shower to the master and a family bathroom. The properties will be completed to a high specification and feature a larger than average plot for a new build home. Situated in the popular location of Runwell and being within walking distance to both Wickford High Street and mainline railway station to London, these properties should be considered a must view. Further features include ample off street parking and a 10 year CRL warranty upon completion.

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01268 763477



Specification

Kitchens

- Handleless gloss units and laminate worktop with matching upstand by Hutton Kitchens
- Integrated fridge freezer
- Integrated Washer/Dryer
- Integrated Dishwasher
- Integrated oven, gas hob and extractor hood all in stainless steel
- Stainless steel one and a half bowl sink and tap
- Contemporary LED cabinet lighting

Bathroom and En Suite

- White sanitaryware with chrome taps
- Hansgrohe thermostatically controlled bath/shower mixer in chrome
- Hansgrohe thermostatically controlled shower in chrome
- Ceramic tiled floor
- Full height ceramic tiling to bath area and shower enclosure
- Heated chrome ladder style towel rail
- Shaver point
- Extractor Fan

Internal

- LED Downlights throughout
- Energy efficient gas central heating with combi boiler
- 'Wave' Smart control Heating
- All woodwork finished in white gloss
- Smooth ceilings finished in white emulsion
- Walls finished in white matt emulsion
- Laminate flooring to hallway, Kitchen and Family area
- Kingsmead fabulous carpet to living room, stairs, landing and bedrooms.
- Telephone points to living room and kitchen

Security

- White UPVC double glazed windows
- Composite front door with safety locks
- White UPVC French doors with safety glazing
- Mains operated smoke detectors with battery backup

External

- External tap to rear garden
- Paved Patio area
- External up/down wall lights to front and rear

Parking

- 2 Parking spaces

Warranty

- 10 year CRL warranty

Features

Lounge 17'7 x 12'5 max

Kitchen Area (open plan to family room) 9'8 x 6'9

Family Room 21' x 10'5

Ground floor cloakroom

Bedroom One 13'5 x 12'8

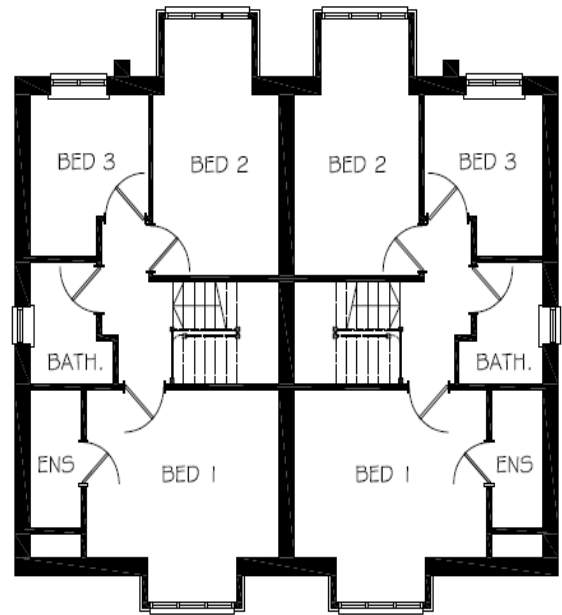
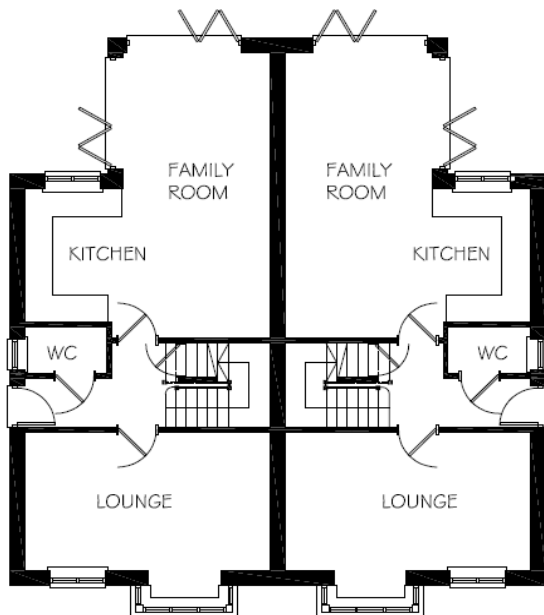
En-suite shower room

Bedroom Two 15'7 x 8'9

Bedroom Three 9'8 x 8'

Approximate 80' Southerly facing rear garden

Ample off street parking to front



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