

**RONA**  
SPACIOUS  
FAMILY HOME



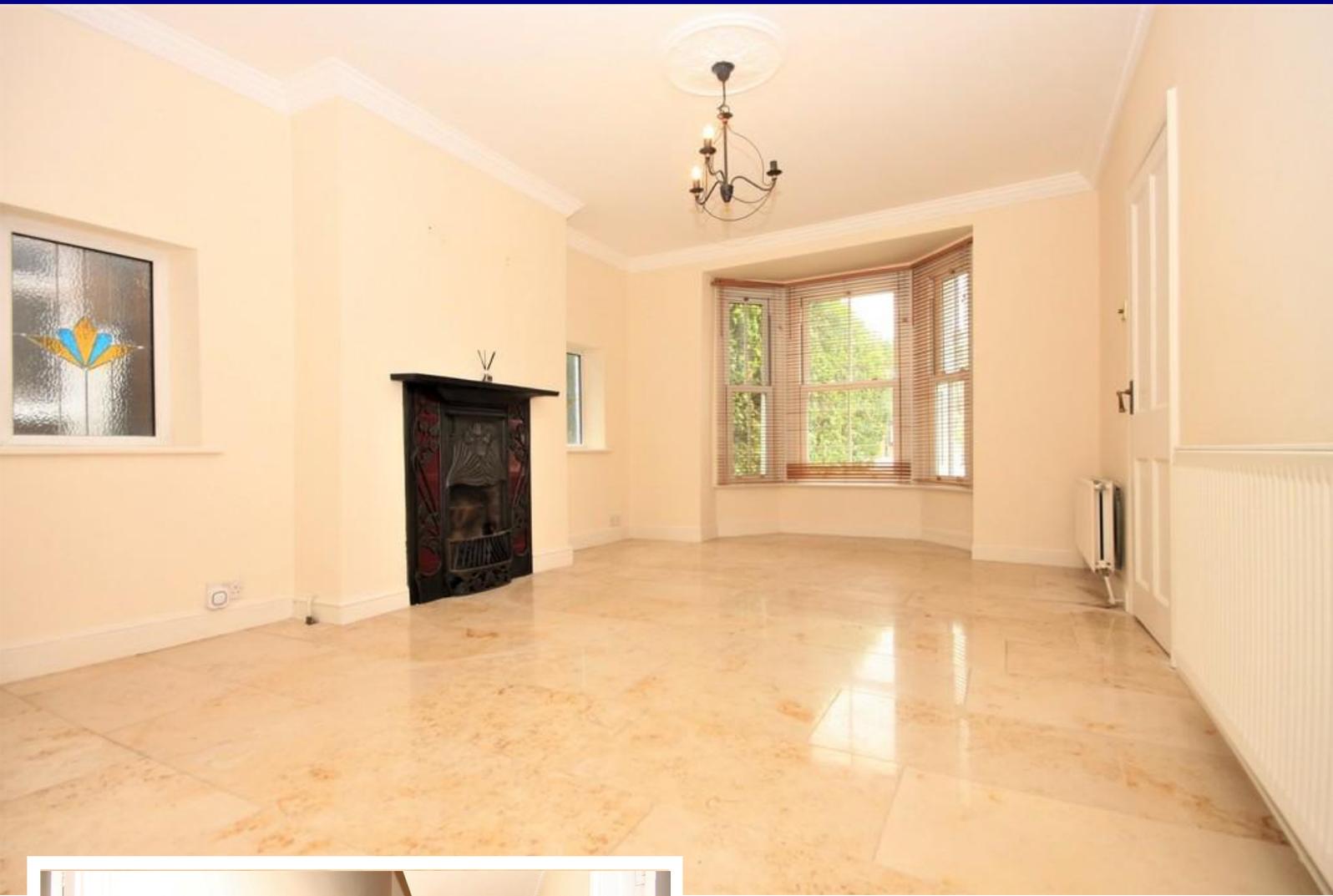
**RONA**

**Castledon Road**  
Wickford

**£600,000**

The rare opportunity has arisen to acquire this stunning four bedroom detached Victorian home located in possibly one of the most desirable locations in Wickford. The property boasts generously sized accommodation with a wealth of character throughout and should be considered a must view home. Main features include a welcoming 14' Entrance Hall with fantastic galleried landing above, three reception rooms, modern fitted kitchen with bespoke Country style utility room, ground floor cloakroom and a 19'10 attached garage. To the first floor, the master bedroom is stylishly presented with Clive Christian style fitted wardrobes and a cast iron feature fireplace with en-suite w.c. There is an additional en-suite shower room to bedroom two and a large four piece family bathroom suite. Externally the property is located on a corner plot and provides ample off street parking via the Carriage style shingled driveway and a good sized rear garden.





**ENTRANCE**

Via solid wooden door to;

**ENTRANCE HALL**

14' 10" x 6' 4" (4.52m x 1.93m)

Ornamental coved ceiling with ceiling rose, staircase leading to first floor landing, leadlight feature window to front, limestone tiled flooring, double radiator to side and doors to;

**GROUND FLOOR COAKROOM**

Staffordshire 'Charlotte' pedestal wash hand basin and high level flushing w.c with part tiled walls.

**SITTING ROOM**

17' 1" into bay x 11' 8" (5.21m x 3.56m)

Ornamental coved ceiling with ceiling rose, two obscure double glazed leadlight feature windows to side, double glazed Sash style bay window to front, limestone tiled flooring, two double radiators to side and attractive cast iron feature fireplace, open plan to;

**LOUNGE**

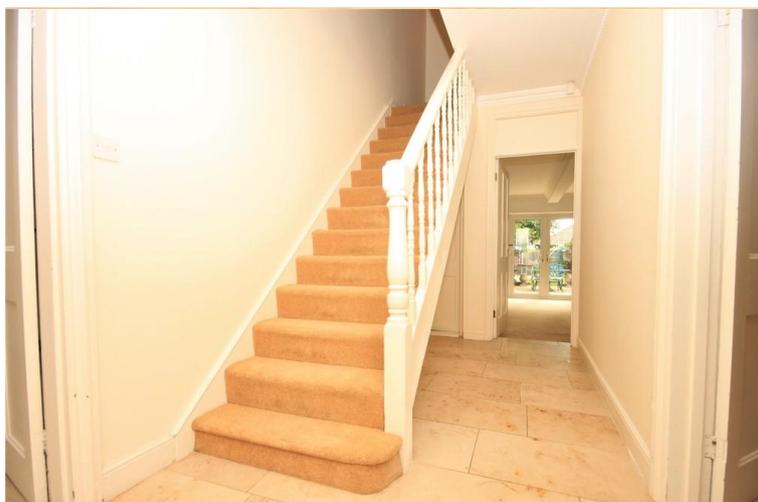
18' 6" max x 16' 10" max (5.64m x 5.13m)

Ornamental coved ceiling, two ceiling roses, two double radiators and double glazed French doors with panelled windows to rear.

**DINING ROOM**

17' 2" into bay x 11' 8" (5.23m x 3.56m)

Ornamental coved ceiling with ceiling rose, double glazed Sash style bay window to front, limestone tiled flooring, double radiator to side, picture rail, cast iron feature fireplace and door to;





#### **KITCHEN**

**17' x 7' 4" (5.18m x 2.24m)**

Coved ceiling with inset spotlights, double glazed door and window to rear, range of matching eye and base level units with rolled edge work surface, twin stainless steel sinks with mixer tap and drainer unit, integrated four ring gas hob and electric oven with extractor above, integrated dishwasher, integrated fridge and freezer, concealed Baxi boiler system, radiator to side, ceramic tiled flooring and door to;

#### **UTILITY ROOM**

**7' 11" x 9' 5" max (2.41m x 2.87m)**

Spotlights to ceiling, double glazed window to rear, quality fitted country style kitchen with granite work tops and Butler sink with mixer tap, hand crafted tiled splash backs, plumbing for washing machine, built in storage cupboard and door to;



#### **GARAGE**

**19' 10" +recess 4' 4" x 8' 8" (6.05m x 2.64m)**

Up and over doors to front, power and lighting.

#### **GALLERIED LANDING**

Ornamental coved ceiling with two ceiling roses, double glazed Sash style window to front, radiator to side and door to;

#### **MASTER BEDROOM**

**14' 6" x 9' 6" to fitted wardrobe (4.42m x 2.9m)**

Ornamental coved ceiling, double glazed Sash style window to front, cast iron feature fireplace, range of 'Clive Christian' style fitted wardrobes, double glazed Sash style window to rear, radiator to front, stained wooden flooring and door to en suite w.c comprising of Staffordshire 'Charlotte' high flush w.c, wash hand basin and double glazed Sash style window to side,



#### **BEDROOM TWO**

**11' 7" x 11' (3.53m x 3.35m)**

Ornamental coved ceiling with ceiling rose, double glazed Sash style window to front, double radiator, Clive Christian style fitted wardrobe, stained wooden flooring and door to'

#### **EN-SUITE SHOWER ROOM**

Spotlights to ceiling, obscure double glazed window to rear, Staffordshire 'Charlotte' high flush w.c, wash hand basin, built in shower with wall mounted shower unit and part tiled walls.

#### **BEDROOM THREE**

**11' 11" x 9' 5" max (3.63m x 2.87m)**

Ornamental coved ceiling, double glazed Sash style window to rear, cast iron feature fireplace, double radiator to side and stained wood flooring.

#### **BEDROOM FOUR**

**10' excluding fitted cupboard x 8' 7" (3.05m x 2.62m)**

Ornamental coved ceiling, built in cupboard/wardrobe, double glazed Sash style window to rear, double radiator to side and stained wood flooring.



#### **BATHROOM**

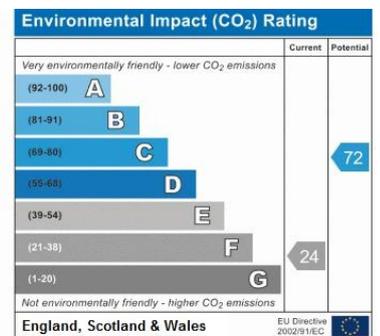
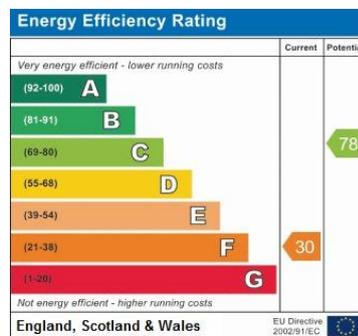
Spotlights to ceiling, obscure double glazed Sash style window to side, Staffordshire 'Charlotte' wash hand basin and high level flush w.c, corner Jacuzzi bath with chrome mixer tap and shower attachment, built in shower cubicle, double radiator to side and tiled walls.



## EXTERIOR

The rear garden commences with a substantial paved patio area, timber Pergola, the remainder being laid to lawn with a range of flower beds to borders and fencing to boundaries, timber shed to rear and gated side access. The front of the property features off street parking via the substantial shingled Carriage style driveway and access to the garage via up and over doors.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



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