



**RONA**  
SALES & LETTINGS

**Douglas Drive**  
Wickford

**£340,000**

- Three bedrooms
- 15'2 Lounge
- Quality fitted kitchen/diner
- Conservatory

A beautifully presented three bedroom home, located on the popular Wick Meadows development. Occupying a wider than average plot, this home boasts many features including a 15'2 x 14'3 lounge, quality fitted kitchen/diner, 12'9 conservatory, luxury three piece bathroom suite, stunning rear garden and garage with off street parking. The property is also located within walking distance of local schools, shops and mainline railway station to London. An early viewing is essential in order to appreciate both the size and quality of accommodation on offer.







#### **ENTRANCE**

Via obscure double glazed door to:

#### **INNER HALLWAY**

Textured and coved ceiling, door to:

#### **GROUND FLOOR CLOAKROOM**

Textured ceiling with inset spotlights, obscure double glazed window to front, low level w.c, double radiator to side, wash hand basin, partly tiles walls, vinyl flooring.

#### **LOUNGE**

15' 2" x 14' 3" (4.62m x 4.34m)

Textured and coved ceiling, stairs to first floor, double glazed leaded light window to front, double radiator to front and rear, dado rail, double doors to:

#### **KITCHEN/DINER**

15' 1" x 8' 7" (4.6m x 2.62m)

Textured and coved ceiling, double glazed leaded light door to side, range of eye and base level units with roll edge work surfaces over comprising one and a half bowl sink and drainer unit with mixer tap, integrated electric induction hob and stainless steel extractor over, integrated double oven, space and plumbing for appliances, tiled splash backs, ceramic tiled floor, double radiator to side, open plan to:





#### **CONSERVATORY**

12' 9" x 9' 8" (3.89m x 2.95 m)

Double glazed window to side and rear, double glazed French doors to rear, double radiator to side, ceramic tiled floor, Upvc roof.

#### **FIRST FLOOR LANDING**

Access to loft with ladder and lighting, airing cupboard, doors to:

#### **BEDROOM ONE**

10' 10" x 8' 9" (3.3m x 2.67 m)

Textured ceiling, double glazed window to rear, double radiator to rear, range of fitted wardrobes.

#### **BEDROOM TWO**

10' 4" x 8' 6" (3.15m x 2.59 m)

Textured ceiling, double glazed window to front, double radiator to front.

#### **BEDROOM THREE**

8' x 6' 1" (2.44m x 1.85m)

Textured ceiling, double glazed window to rear, radiator to rear.

#### **BATHROOM**

Spotlights to ceiling, obscure double glazed window to front, bath with tiled surround and mixer tap and wall mounted shower, low level w.c, wash hand basin inset to vanity with mixer tap, tiled walls and tiled floor, under floor heating.

#### **EXTERIOR**

Commencing with a substantial paved patio to immediate rear, the remainder is laid to lawn with fencing to boundaries, additional raised paved patio to rear, feature flower beds, rear access to garage and gated side access.

#### **INTEGRAL GARAGE**

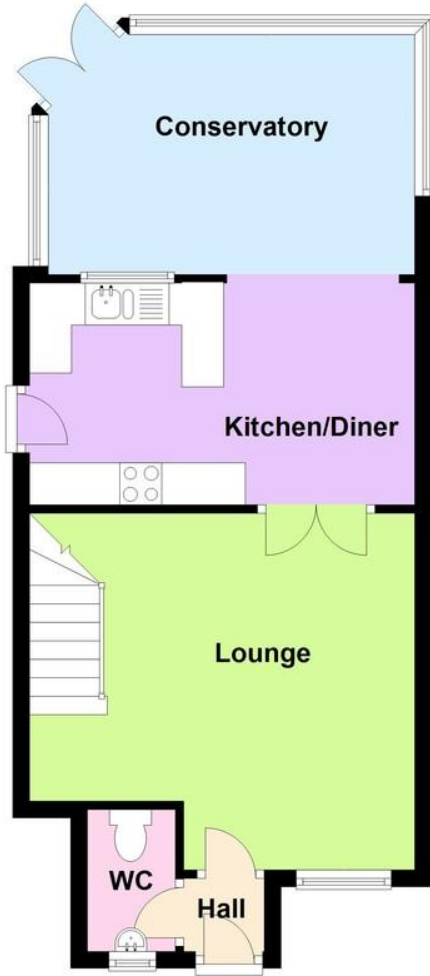
Pitched roof, electric up and over door, power and lighting.

#### **FRONT**

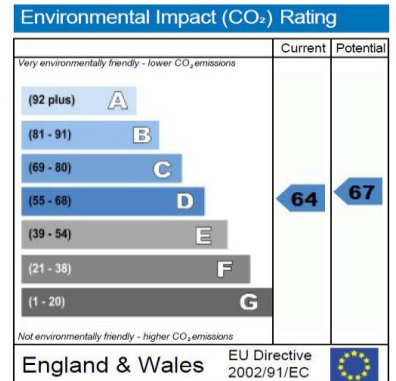
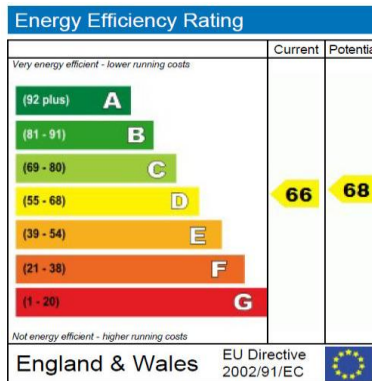
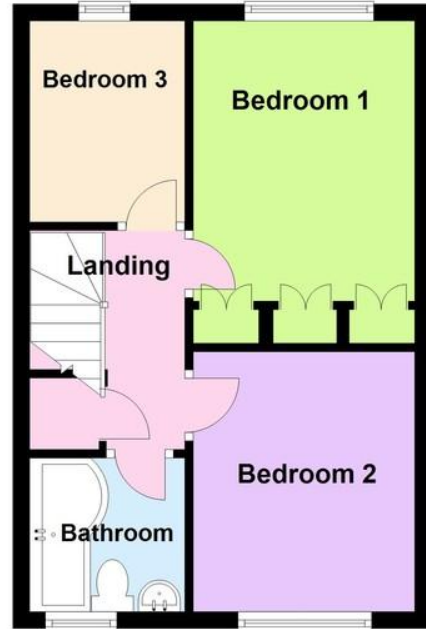
Block paved driveway with ample off street parking, gated side access.



### Ground Floor



### First Floor



Regulated by RICS

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