



**RONA**  
SALES & LETTINGS

**Carlyle Gardens** Wickford  
**£390,000**

- Three bedroom detached house
- 16'10 Lounge
- Dining Room
- Modern fitted kitchen

A beautifully presented three bedroom detached family home located in a pleasant cul de sac on the Wick Meadows development. The property boasts a 16'10 lounge with separate dining room, modern fitted kitchen, en-suite shower room to master bedroom and ground floor cloakroom. Externally there is an attractive garden which wraps around the property and creates the opportunity to extend subject to planning approval. Further features include off street parking and a detached garage with pitched roof. Walking distance to local Schools, shops and amenities. Available with no onward chain.





#### **ENTRANCE**

Via double glazed door to:

#### **INNER HALLWAY**

Coved ceiling, radiator to side with decorative cover, stairs to first floor with under stairs storage cupboard, doors to;

#### **LOUNGE**

16' 10" x 10' (5.13m x 3.05m)

Textured and coved ceiling, double glazed leadlight window to front, double glazed leadlight French doors to side, radiator to front, double radiator to side, feature fireplace with marble effect hearth and surround, laminate wood flooring.

#### **DINING ROOM**

8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed leadlight window to front, double radiator to front, laminate wood flooring.

#### **GROUND FLOOR CLOAK ROOM**

Textured ceiling, obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap and cupboard under, radiator to side, vinyl flooring.



#### **KITCHEN**

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed leadlight window to side, double glazed leadlight door to rear, range of matching eye and base level units with work surfaces above and splash backs, one and a half bowl sink and drainer unit with mixer tap, integrated four ring gas hob and electric oven with extractor above, space and plumbing for appliances, laminate wood flooring.

#### **FIRST FLOOR LANDING**

Double glazed leadlight window to rear, access to loft, airing cupboard, doors to:

#### **BEDROOM ONE**

10' 2" x 11' (3.1m x 3.35m)

Textured and coved ceiling, double glazed leaded light window to rear, double radiator to front, fitted wardrobes, door to:

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

LED spotlights to ceiling, built in shower cubicle with wall mounted shower unit, low level w.c, double radiator to front, wash hand basin with fitted cupboard beneath, tiled flooring.

#### **BEDROOM THREE**

9' 1" x 7' 11" (2.77m x 2.41m)

Coved ceiling, double glazed leadlight window to side, radiator to side, part wood panelled walls, laminate wood flooring.

#### **BEDROOM TWO**

9' 1" x 8' 7" (2.77m x 2.62m)

Textured and coved ceiling, double glazed leadlight window to front, radiator to front, newly fitted carpet.

#### **BATHROOM**

LED spotlights to ceiling, obscure double glazed window to rear, pedestal wash hand basin, low level w.c, panelled bath with mixer tap and shower attachment over, part tiled walls, tiled flooring.

#### **GARDEN**

Paved patio area to side, the remainder being laid to lawn with a range of established flower beds to borders, shingled pathway, additional area of garden to rear with access to garage, fencing to boundaries, gated side access.

Detached garage with pitched roof, up and over doors to the front with off street parking.

#### **AWAITING EPC**

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.



**Ground Floor**



**First Floor**



Regulated by RICS

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