

 SPACIOUS  
FAMILY HOME



**RONA**  
SALES & LETTINGS

**Carlton Road** Wickford  
**£450,000**

- Extended four bedroom semi
- 18'5 Lounge
- 12'1 Dining Room
- Popular Brock Hill location

A beautifully presented and extended four bedroom semi detached home, located in the sought-after area of Brock Hill in Wickford. The property has undergone many improvements by the current vendor and features spacious accommodation throughout, including an 18'5 lounge, 12'1 dining room, 15'6 kitchen open plan to garden/sitting room with roof lantern, modern three piece bathroom suite and additional ground floor shower room. Further benefits include a good size rear garden with an attractive, recently laid sandstone patio, integral garage and ample off street parking.







**ENTRANCE**

Via double glazed door to;

**INNER HALLWAY**

Coved ceiling, double doors to rear, double radiator to side, laminate wood flooring, staircase to first floor, double door to:

**GROUND FLOOR SHOWER ROOM**

Inset spotlights to ceiling, obscure double glazed window to front, built in shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, low level w.c, heated chrome towel rail, tiled walls and flooring.

**LOUNGE**

18' 5" x 11' 7" (5.61m x 3.53m)

Coved ceiling with ceiling rose, feature fireplace with wood mantle and marble effect hearth with electric fire, double radiator to side, laminate wood flooring, under stairs storage cupboard, open plan to:

**DINING ROOM**

12' 1" x 10' 10" (3.68m x 3.3m)

Coved ceiling with ceiling rose, double glazed window to rear, double radiator, laminate wood flooring, open plan to;

**GARDEN/SITTING ROOM**

8' 8" x 12' 2" (2.64m x 3.71m)

Glass roof lantern to ceiling with LED spotlights, double glazed French doors to rear, ceramic tiled flooring, double radiator to side, open plan to;







#### **KITCHEN**

15' 6" x 8' 5" (4.72m x 2.57 m)

Double glazed window and door to side, comprehensive range of matching eye and base level units with roll edge work surfaces over, one and half bowl sink and drainer unit with mixer tap, tiled splash backs, five ring gas hob with stainless steel extractor above, electric oven, plumbing for appliances, integrated dishwasher, integrated fridge/freezer, ceramic tiled flooring.

#### **FIRST FLOOR LANDING**

Coved ceiling, access to loft via hatch, airing cupboard and doors to;

#### **BEDROOM ONE**

11' 10" x 11' 7" (3.61m x 3.53m)

Coved ceiling, double glazed window to rear, double radiator to rear, built in storage cupboard.

#### **BEDROOM TWO**

11' 1" x 9' 1" (3.38m x 2.77 m)

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

#### **BEDROOM THREE**

9' 6" x 8' 6" (2.9m x 2.59m)

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

#### **BEDROOM FOUR**

7' 11" x 7' 6" (2.41m x 2.29 m)

Double glazed window to front, double radiator to front, built in storage cupboard.



#### **BATHROOM**

LED spotlights to ceiling, two obscure double glazed windows to side, panelled bath with mixer tap and wall mounted shower with raindrop style shower head, heated chrome towel rail, vanity wash hand basin with cupboard beneath, low level w.c, ceramic tiled walls and flooring.

#### **EXTERIOR**

The rear garden commences with a substantial sandstone patio area, the remainder is laid to lawn with a range of feature flower beds, timber shed to rear and gated side access. The front of the property features off street parking via an independent block paved driveway and access to integral garage via electric roller door.

#### **GARAGE**

Electric roller door, wall mounted combi boiler.

#### **AWAITING EPC RATING**

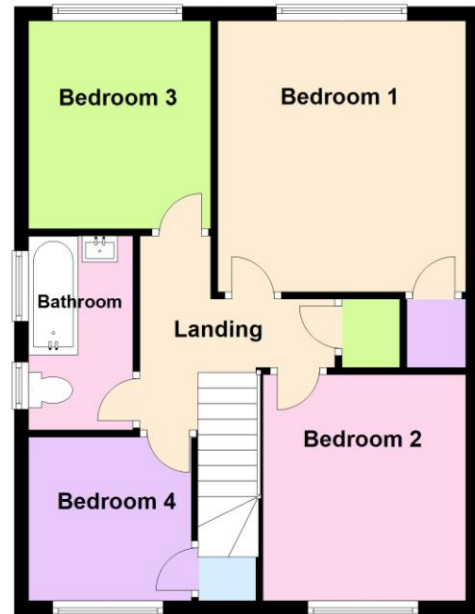
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## Ground Floor



## First Floor



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Regulated by RICS

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