



RONA
SALES & LETTINGS

Sark Grove Wickford
£350,000

- Three bedrooms
- Landscaped rear garden
- Conservatory
- Ground floor cloakroom

SIMPLY STUNNING... A three bedroom semi detached home presented in 'Show Home' condition throughout. Located on the sought-after Wick Meadows development, this property features a stylish open/plan kitchen/breakfast room, good size conservatory, modern three piece bathroom suite, ground floor cloakroom and a beautiful recently landscaped South facing rear garden. Furthermore, there is an attached garage with pitched roof which can be accessed directly from the interior of the property and off street parking to the front. An internal inspection is the only way to truly appreciate the high specification finish of this wonderful home.





ENTRANCE

Via obscure double glazed composite door to;

INNER HALLWAY

Textured and covered ceiling, double glazed window to side, staircase to first floor landing, radiator to side, laminate wood flooring and doors to;

GROUND FLOOR CLOAKROOM

Textured ceiling, obscure double glazed window to front, low level flushing w.c, pedestal wash hand basin, radiator to side and laminate wood flooring.

LOUNGE

14' x 11' 2" (4.27m x 3.4m)

Textured and covered ceiling, double glazed window to front, double radiator to front and further radiator to rear, under stairs storage cupboard, laminate wood flooring and double doors to;



KITCHEN/BREAKFAST ROOM

15' x 8' 7" (4.57m x 2.62m)

Textured and covered ceiling, double glazed window and double glazed French doors to rear, further door to side leading to garage, range of matching eye and base level units with work surface above, one and a half bowl stainless steel sink and drainer unit with mixer tap, space for slimline dishwasher, integrated four ring gas hob with electric oven and extractor hood above, space for fridge/freezer and washing machine, tiled splash backs and 'Moduleo' luxury vinyl flooring.

CONSERVATORY

11' x 7' 7" (3.35m x 2.31m)

Perspex style vaulted roof with double glazed windows to side and rear, double glazed French doors to side, double radiator to rear, ceiling fan and 'Moduleo' luxury vinyl flooring.

FIRST FLOOR LANDING

Access to loft space via hatch with drop down ladder (majority boarded) airing cupboard housing cylinder and pump for power shower, doors to;

BEDROOM ONE

12' 7" excluding fitted wardrobe x 8' 8" (3.84m x 2.64m)

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

BEDROOM TWO

10' 3" x 8' 5" (3.12m x 2.57m)

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

BEDROOM THREE

7' 9" x 6' 1" (2.36m x 1.85m)

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

BATHROOM

Obscure double glazed window to front, tiled walls, panelled bath with wall mounted shower unit, low level flushing w.c, pedestal wash hand basin with mixer tap, heated chrome towel rail and 'Amtico' tiled flooring.

GARAGE

16' 11" Depth (5.16m)

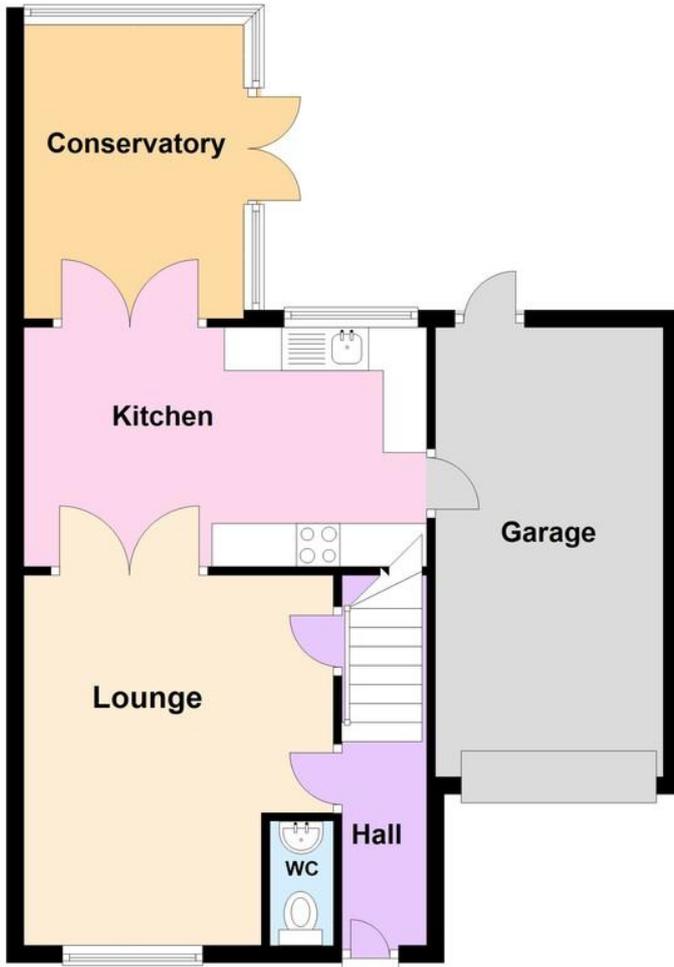
Pitched roof with storage, up and over door to front, double glazed door to rear, power and lighting. Wall mounted boiler system installed within the last year.

EXTERIOR

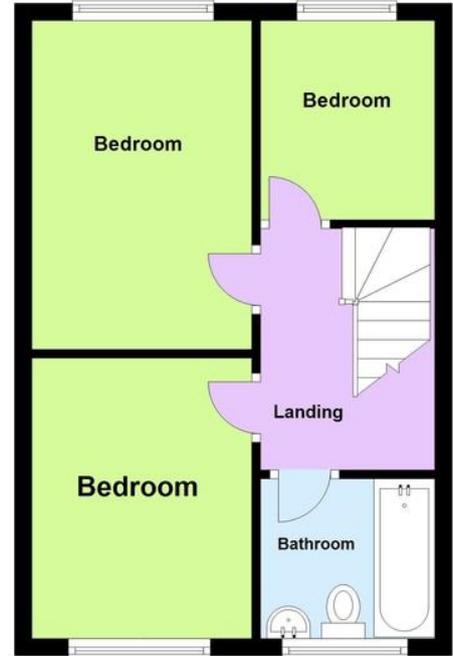
A beautiful South facing rear garden which has been recently landscaped to a high specification. Attractive sandstone patio and pathway with circular artificial lawn feature, range of neatly tended flower beds to borders, fencing to boundaries and outside tap. The property features off street parking to the front of the garage and a slate chipped front garden.



Ground Floor

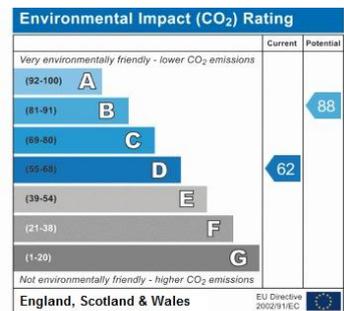
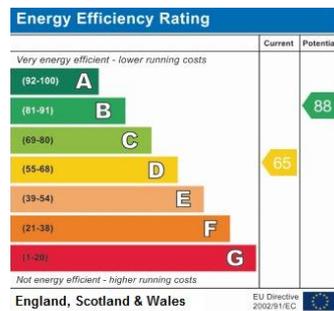


First Floor



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.

Regulated by RICS



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