



RONA
SALES & LETTINGS

Sinclair Walk Wickford
£315,000

- Two double bedrooms
- High specification open plan kitchen to conservatory
- 16'3 lounge
- Ground floor cloakroom

IDEAL FIRST TIME PURCHASE...A beautifully presented two double bedroom semi detached home located on the sought - after Wick Meadows development. The property features a high specification open plan kitchen to conservatory, 16'3 lounge, modern three piece bathroom suite and ground floor cloakroom. Further benefits include a detached garage with off street parking, secluded rear garden and a wider than average plot with further garden area to the side. Early viewing is strongly advised.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Textured and covered ceiling, double radiator to side, tiled flooring and doors to:

GROUND FLOOR CLOAKROOM

Textured and covered ceiling, low level w.c, wash hand basin with mixer tap, tiled splash backs and tiled flooring.

LOUNGE

16' 3" max x 9' 5" (4.95m x 2.87m)

Textured and covered ceiling, double glazed Upvc window to front, double radiator, solid wood flooring, staircase to first floor landing with under stairs storage cupboard and door to;

KITCHEN

12' 6" x 9' 10" (3.81m x 3m)

Single row of LED spotlights to ceiling with additional pendent, range of matching eye and base level units with solid Oak worktops and matching upstand, breakfast bar unit, ceramic Butler style sink unit with mixer tap, four ring electric hob and oven with extractor hood above, concealed wall mounted boiler system, space and plumbing for appliances, ceramic tiled flooring, double radiator to side, open plan to;



CONSERVATORY

11' 8" x 10' 6" (3.56m x 3.2m)

Double glazed windows to side and rear, Perspex style roofing, double radiator, double glazed French doors to side and ceramic tiled flooring.

FIRST FLOOR LANDING

Textured and covered ceiling, access to loft which is partly boarded and insulated, doors to:

BEDROOM ONE

12' 7" x 9' 8" (3.84m x 2.95m)

Textured and covered ceiling, Upvc double glazed window to rear, radiator to rear and range of built in wardrobes.

BEDROOM TWO

12' 7" x 8' 11" (3.84m x 2.72m)

Textured and covered ceiling, Upvc double glazed windows to front, radiator to front and range of fitted wardrobes.

BATHROOM

Obscure double glazed window to side, pedestal wash hand basin, low level w.c, panelled bath with mixer tap and shower attachment and raindrop style shower head, solid wood flooring, partly tiled walls and built in storage cupboard.



EXTERIOR

The garden features a paved patio to rear, the remainder being laid to lawn with a range of flower beds to borders and fencing to boundaries, further paved patio area to side with gated side access and potential to erect outbuilding. The front of the property features off street parking via a block paved driveway and access to detached garage with pitched roof, power and lighting and up and over door to the front.

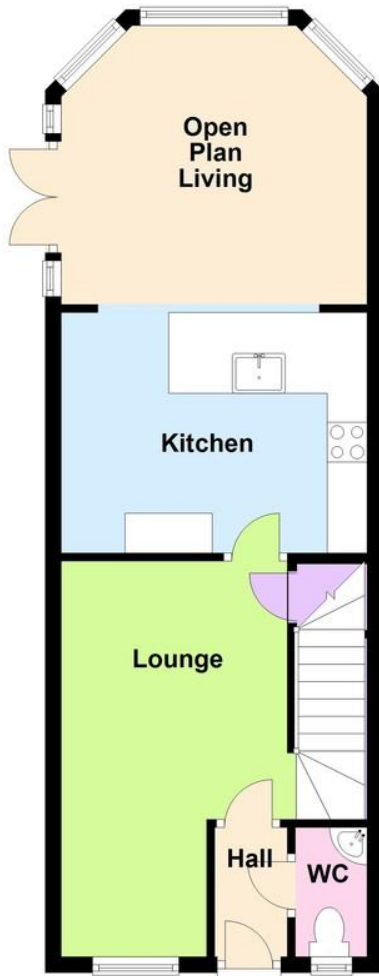
AGENTS NOTE

The vendor advises that the property also benefits from Nest thermostatic heating control

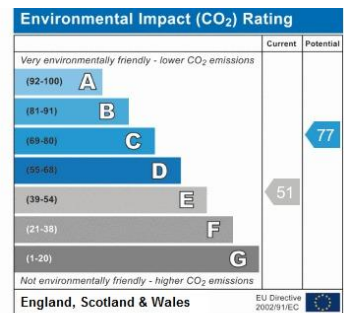
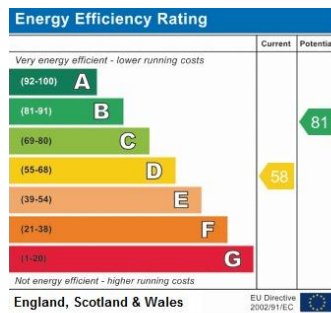
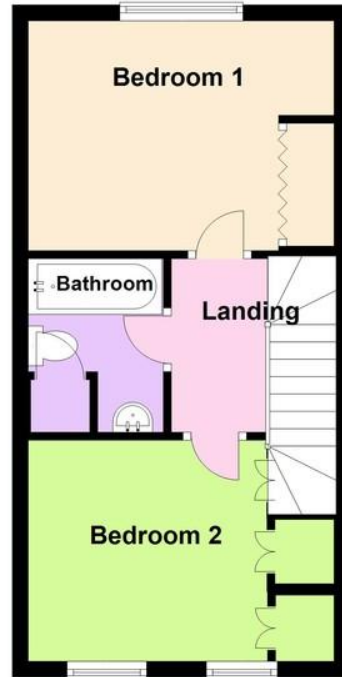
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Regulated by RICS

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