

 SPACIOUS FAMILY HOME



RONA
SALES & LETTINGS

Rubicon Avenue Wickford
£485,000

- Extended detached family home
- Four double bedrooms
- 22 x 12'3 Kitchen/diner
- 20'1 Lounge

An extended four double bedroom detached family home, located in the popular Beauchamps area of Wickford. The main features include a superb open plan 22' x 12'3 kitchen/diner, 20'1 lounge 14'6 utility room, ground floor cloakroom and spacious entrance hall, luxury four piece family bathroom suite and en-suite shower room to master bedroom. Externally, there is an attractive rear garden with one and a half width detached garage and ample off street parking via a large independent driveway. Located within walking distance of local schools, shops and amenities and Wickford Memorial Park.





ENTRANCE

Via double glazed composite door to:

INNER HALLWAY

Textured and covered ceiling, double glazed window to front, double cupboard, double radiator to side, tiled flooring, door to storage cupboard housing meters, further doors to:

GROUND FLOOR CLOAKROOM

Textured and covered ceiling with inset spotlights, low level w.c, wash hand basin with mixer tap, double radiator to side, tiled flooring.

LOUNGE

20' x 11' 2" (6.1m x 3.4m)

Double glazed window to front, two double radiators to side, dado rail, feature fireplace with marble effect hearth and surround with inset gas fire, double doors to rear.

KITCHEN/DINER

22' x 12' 2" (6.71m x 3.71m)

Spotlights to covered ceiling, double glazed French doors to rear, double glazed window to rear, range of eye and base level units with work surfaces over and tiled splash backs, incorporating one and a half bowl stainless steel sink unit with mixer tap, four ring gas hob and electric oven with extractor above, space for dishwasher and fridge/freezer, ceramic tiled flooring, double radiator to front.





UTILITY ROOM

10' 4" x 14' 6" max (3.15m x 4.42m)

Textured and covered ceiling, double glazed window to side, double glazed door to side, stainless steel sink and drainer unit with mixer tap, range of eye and base level units with roll edge work surfaces over, space and plumbing for appliances, double radiator to side, built in storage cupboard and further cupboard housing wall mounted combi boiler, ceramic tiled flooring.

FIRST FLOOR LANDING

Coved ceiling, loft access via drop down ladder (power and lighting connected, boarded), obscure double glazed window to side and doors to;



BEDROOM ONE

13' 10" x 12' 10" (4.22m x 3.91m)

Coved ceiling, double glazed window to rear, double radiator to rear and door to;

EN-SUITE SHOWER ROOM

Coved ceiling with inset spotlights, obscure double glazed window to rear, low level w.c, built in shower cubicle with wall mounted electric shower, radiator to side, vinyl flooring, partly tiled walls.

BEDROOM TWO

12' 10" x 9' 1" (3.91m x 2.77m)

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



BEDROOM THREE

11' 2" x 10' 5" (3.4m x 3.18m)

Textured and covered ceiling, double glazed window to front, radiator to front, built in airing cupboard.

BEDROOM FOUR

10' 9" x 8' 7" (3.28m x 2.62m)

Textured and covered ceiling, double glazed window to front, double radiator to front, range of fitted built in wardrobes, dado rail.

BATHROOM

10' 9" x 8' 7" (3.28m x 2.62m)

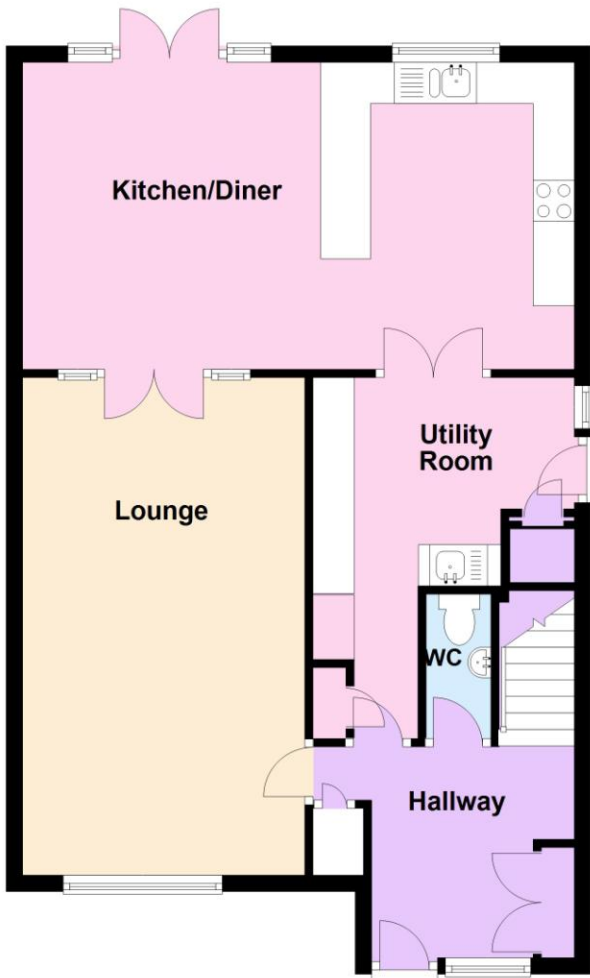
Coved ceiling with inset spotlights, obscure double glazed window to side, panelled bath with mixer tap and shower attachment over, double width walk in shower with wall mounted shower unit, low level w.c, wash hand basin with mixer tap and fitted storage beneath, double radiator to side, tiled walls and flooring, heated towel rail, LED mirror.



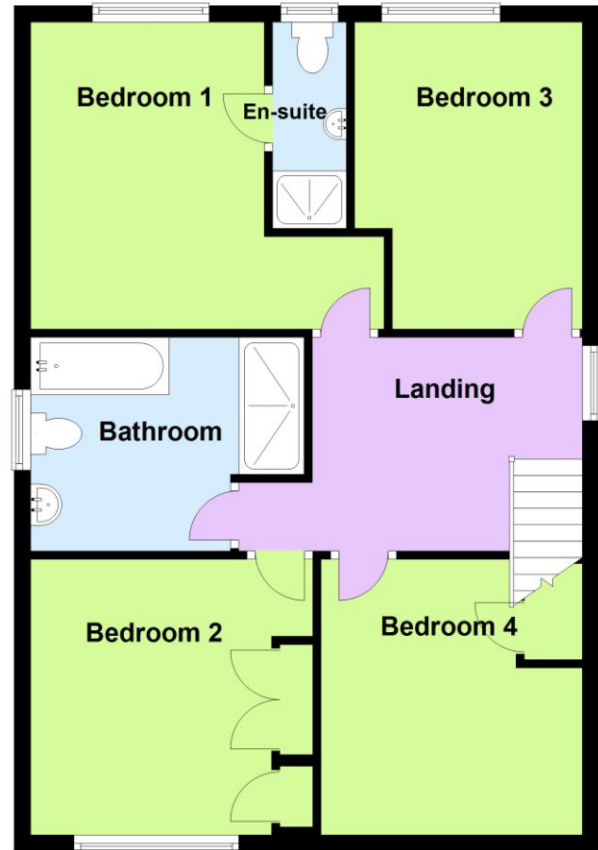
EXTERIOR

The rear garden commences with a block paved patio to the immediate rear, the remainder is laid to lawn, range of fencing to boundaries, neatly tended flower beds to borders, double gated side access, timber shed to remain. Detached one and a half width garage to rear with power and lighting, ample off street parking to the front via block paved driveway and additional lawned front garden.

Ground Floor



First Floor



AWAITING EPC RATING

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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