

 SPACIOUS
FAMILY HOME

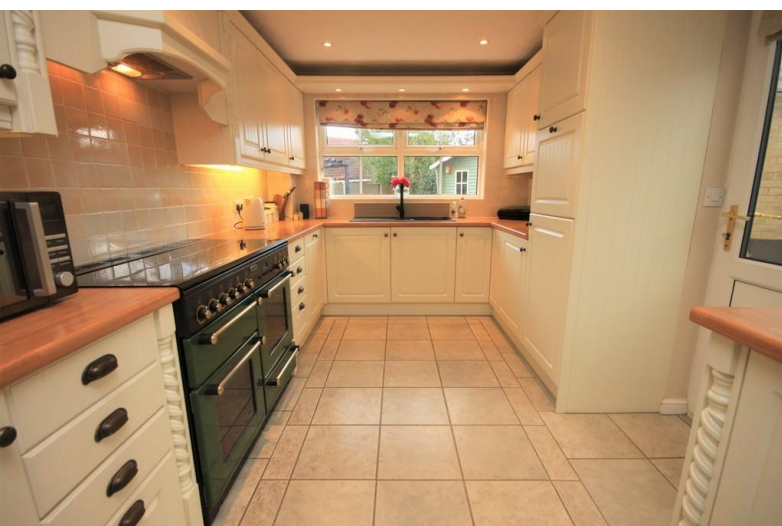


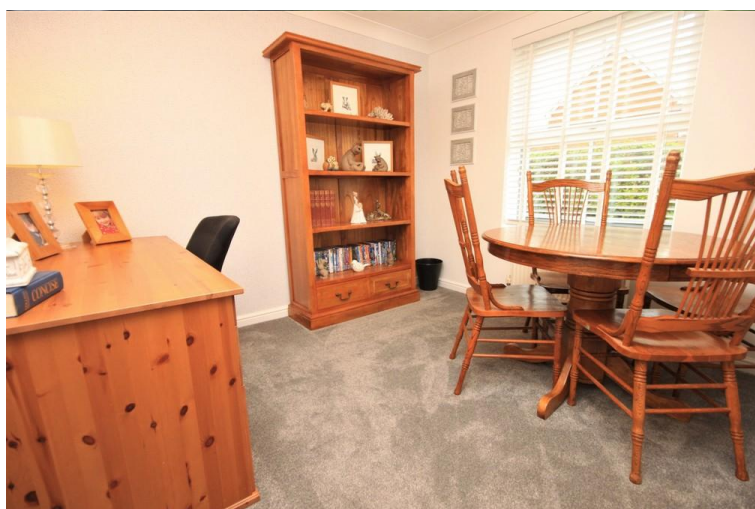
RONA
SALES & LETTINGS

Westray Walk Wickford
£535,000

- Four bedroom detached
- Corner plot position
- Detached double garage
- Landscaped rear garden

ABSOLUTELY STUNNING. A beautifully presented four bedroom detached family home, occupying a prominent corner plot position on the sought-after Wick Meadows development. Boasting spacious accommodation throughout, the main features include a quality fitted kitchen, separate lounge and dining room, office, conservatory, newly fitted high specification bathroom and en-suite shower room. This most attractive home is in our opinion a 'standout property' for the area and features a particularly wide frontage with detached double garage, landscaped rear garden and off street parking. An early viewing is essential in order to appreciate both the size and quality of accommodation on offer.





ENTRANCE

Via obscure double glazed leadlight door to:

INNER HALLWAY

Textured and covered ceiling, staircase to first floor with under stairs storage cupboard, radiator to rear with decorative cover and doors to:

DINING ROOM

9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed Georgian style window to front, double radiator to front.



OFFICE

10' x 6' 8" (3.05m x 2.03m)

Textured and covered ceiling, ceiling fan, double glazed Georgian style window to front, double radiator to front, fitted desk furniture.

KITCHEN

15' 3" x 9' 2" (4.65m x 2.79m)

Textured ceiling with inset spotlights, double glazed windows to rear, range of eye and base level units with roll edge work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap, Range cooker with extractor over, integrated fridge/freezer, integrated dishwasher, tiled splash backs, space and plumbing for appliances, ceramic tiled flooring, radiator to front and double glazed door to;



CONSERVATORY

8' 7" x 7' 6" (2.62m x 2.29m)

Vaulted double glazed roof, double glazed window to three aspects, double glazed French doors to rear, tiled flooring.

LOUNGE

15' 2" x 11' 8" (4.62m x 3.56m)

Textured and coved ceiling, double glazed bay window and French doors to rear, double radiator to rear.

GROUND FLOOR CLOAKROOM

Textured ceiling, obscure double glazed window to side, double radiator to side, low level w.c, wash hand basin.



FIRST FLOOR LANDING

Double glazed window to side, radiator to side with decorative cover, access to loft via hatch, airing cupboard, doors to:

BEDROOM ONE

12' 3" x 9' 9" (3.73m x 2.97m)

Textured and coved ceiling, ceiling rose, double glazed Georgian style window to front, double radiator to front, range of attractive built in wardrobes, door to:

EN-SUITE SHOWER ROOM

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



BEDROOM THREE

11' 11" x 7' 9" (3.63m x 2.36m)

Textured and coved ceiling, ceiling rose, ceiling fan, double glazed Georgian style window to rear, built in wardrobe, double radiator to rear.

BEDROOM TWO

11' 9" x 8' 11" (3.58m x 2.72m)

Textured and coved ceiling, double glazed Georgian style window to rear, double radiator rear.

BEDROOM FOUR

7' 7" x 6' 8" (2.31m x 2.03m)

Textured and coved ceiling, double glazed Georgian style window to front, double radiator to front, range of built in wardrobes.



BATHROOM

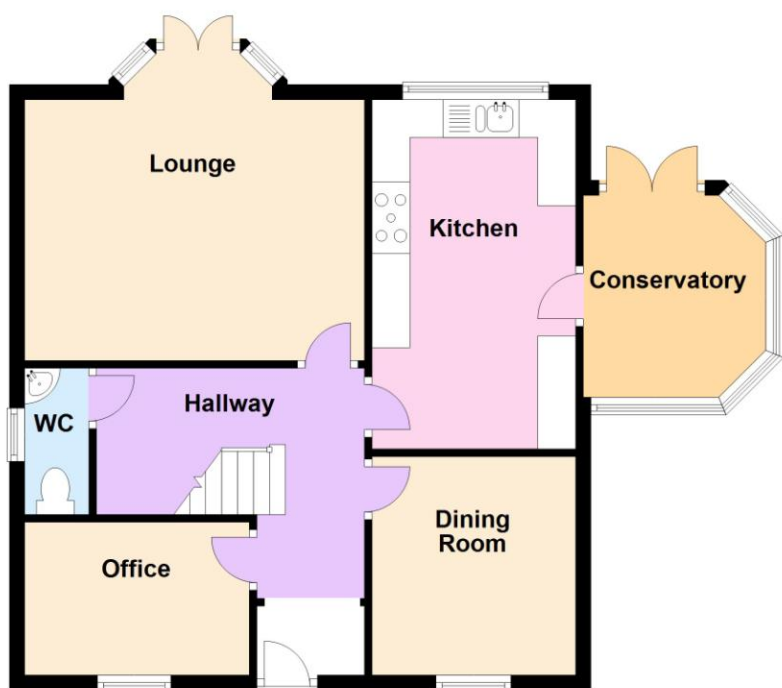
Newly fitted with LED spotlights to ceiling, obscure double glazed Georgian style window to rear, bath with tiled surround, chrome mixer tap and wall mounted shower unit, wash hand basin with mixer tap inset to vanity unit, low level w.c, tiled walls and flooring, heated chrome towel rail and 'Xpelair' extractor fan.

EXTERIOR

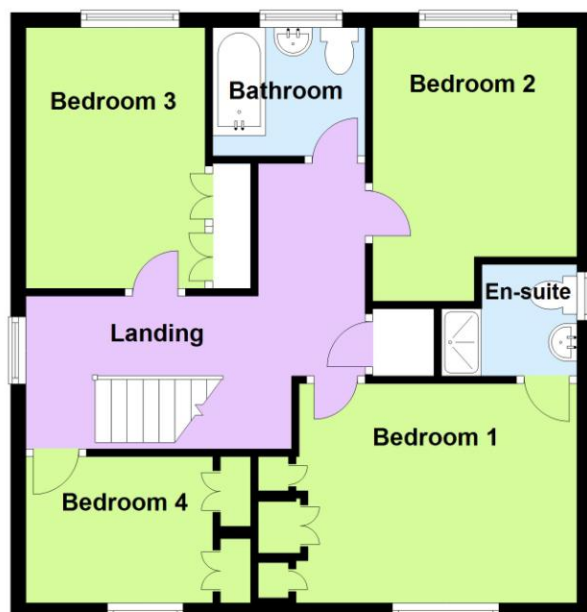
Secluded and landscaped rear garden commencing with a paved patio to the immediate side and rear, the remainder is laid to lawn, fencing to boundaries, further shingled area to side, range of neatly tended feature flower beds, raised decking with timber Pergola, additional raised decking with timber summerhouse, outside tap, access to detached double garage with twin roller doors to front, internal spotlights, power and lighting. External security light and gated side access. The front of the property features off street parking via an independent driveway and additional lawned side garden.

Agents note: The vendor advises that there is an eight camera security system to remain.

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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