

 SPACIOUS  
FAMILY HOME



**RONA**  
SALES & LETTINGS

**Wick Beech Avenue** Wickford  
**£535,000**

- Extended four bedroom semi detached
- 26'10 Lounge/diner
- 25'10 Kitchen/breakfast room
- Utility Room





**SIMPLY STUNNING.** The Rona Partnership are privileged to bring to the market this extended four bedroom semi detached home finished to the highest of specifications. The property features exceedingly well-proportioned accommodation throughout with open plan living to the ground floor including a 26'10 lounge/diner, 25'10 kitchen breakfast room with vaulted ceiling, utility room, ground floor cloakroom, en-suite shower room to 15'7 master bedroom and dressing room to second bedroom. This home also occupies a generous plot with a large rear garden, integral garage and ample off street parking. An early viewing is essential in order to appreciate both the size and quality of accommodation on offer.

#### **HALLWAY**

Smooth ceiling, tiled flooring, staircase to first floor landing with glass balustrade, under stairs storage cupboard, radiator, doors to:

#### **GROUND FLOOR CLOAKROOM**

Smooth ceiling, obscure double glazed window to side, heated towel rail, tiled flooring, pedestal wash hand basin with mixer tap, low level w.c.

#### **UTILITY ROOM**

**8' 6" x 5' 1" (2.59m x 1.55m)**

Smooth ceiling, obscure double glazed door to side, vinyl flooring, cupboard housing wall mounted boiler, rolled edge work surfaces, space and plumbing for appliances.

#### **LOUNGE/DINER**

**26' 10" x 11' 10" (8.18m x 3.61m)**

Smooth ceiling, double glazed bay window to front, radiator, feature fireplace with wooden mantle, Karndean tiled flooring, open plan to kitchen/breakfast room.

#### **KITCHEN/BREAKFAST ROOM**

**25' 10" x 11' 7" (7.87m x 3.53m)**

Double glazed patio doors to garden with further double glazed French doors to garden, double glazed window to rear, Karndean tiled flooring, smooth ceiling with inset spotlights, part vaulted ceiling with two double glazed Velux windows, comprehensive range of high gloss eye and base level units with worktops over, stainless steel sink unit with mixer tap, integrated five ring gas hob with extractor hood above, integrated oven and microwave, centre island with Quartz work top and built in wine cooler, integrated dishwasher and fridge/freezer.

#### **LANDING**

**24' 2" x 7' 10" (7.37m x 2.39m)**

Smooth ceiling, access to loft, radiator, double glazed window to front, doors to:

#### **BEDROOM THREE**

**11' 2" x 10' 4" (3.4m x 3.15m)**

Double glazed window to front, radiator, smooth ceiling.

#### **BEDROOM TWO**

**12' 9" x 9' 11" (3.89m x 3.02m)**

Double glazed window to rear, radiator, smooth ceiling, open to;

#### **DRESSING ROOM**

**8' 8" x 4' 3" (2.64m x 1.3m)**

Range of hanging rails with built in shelving.

#### **BEDROOM FOUR**

**11' 2" max x 7' 8" (3.4m x 2.34m)**

Double glazed window to front, smooth ceiling.

#### **BATHROOM**

**8' 1" x 7' 11" (2.46m x 2.41m)**

Smooth ceiling with inset spotlights, obscure double glazed window to side, double ended bath with centre mixer tap, low level w.c, pedestal wash hand basin with mixer tap, heated towel rail, double width shower cubicle with wall mounted shower and rainwater style shower head, partly tiled walls, vinyl flooring.

#### **MASTER BEDROOM**

**15' 7" x 12' 6" (4.75m x 3.81m)**

Smooth ceiling with inset spotlights, double glazed French doors to Juliette balcony, double glazed window to rear, two radiators, door to:

#### **EN-SUITE SHOWER ROOM**

Obscure double glazed window to side, vanity wash hand basin with mixer tap, low level w.c, tiled flooring, heated towel rail, one and a half width shower cubicle with wall mounted shower and raindrop style shower head.

#### **EXTERIOR**

Substantial rear garden, commencing with a large paved patio and fish pond, the majority being laid to lawn with a range of established flower beds to borders, additional paved seating area, timber Pergola, green house, timber shed, fencing to boundaries, gated side access and external water tap. The front of the property features off street parking for several vehicles via a shingled driveway with access to integral garage via a roller door.

#### **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.

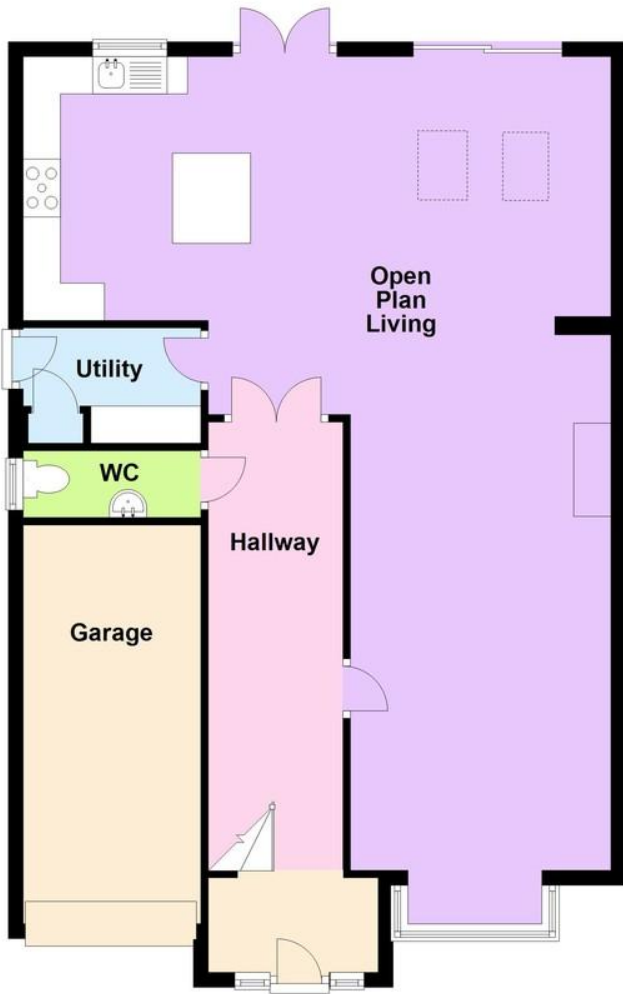








Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	74   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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