

 SPACIOUS
FAMILY HOME



RONA
SALES & LETTINGS

Frerichs Close Wickford

O.I.E.O. £500,000

- Four bedroom detached house
- Generous room sizes throughout
- Quiet Cul-de-sac location
- Separate lounge and dining room

A beautifully presented four bedroom detached house situated in a quiet cul-de-sac on the popular Wick Meadows development. This most generously proportioned property boasts a separate lounge and dining room, 14'11 kitchen/breakfast room with unique bay window to the rear, office, conservatory, large en-suite shower room and a four piece family bathroom suite. Further benefits include a pleasant un-overlooked rear garden, ample off street parking via an independent block paved driveway and storage garage. Early viewing is highly recommended in order to appreciate the size of accommodation on offer.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Coved ceiling, double radiator to side, laminate wood flooring, stairs to first floor landing with storage cupboard and doors to;

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side, double radiator to side, wash hand basin with mixer tap and cupboard beneath, low level w.c, vinyl flooring, partly tiled walls.

LOUNGE

19' x 10' 8" (5.79m x 2.49m)

Textured and coved ceiling, double glazed bay window to front, double radiator to front, feature fireplace with marble effect hearth and surround and inset gas fire.

KITCHEN/BREAKFAST ROOM

14' 11" x 10' (4.55m x 3.05m)

Double glazed bay window to rear, double glazed window to side, double radiator, range of matching eye and base level units with roll edge work surfaces over incorporating sink and drainer unit with mixer tap, space for cooker and appliances, integrated dishwasher, integrated fridge/freezer, tiled splash backs and tiled effect flooring.



OFFICE/STUDY

8' 10" x 8' 1" (2.69m x 2.46m)

Door to storage garage.

DINING ROOM

9' 11" x 9' 1" (3.02m x 2.77m)

Textured and coved ceiling, double glazed patio doors to rear, double radiator to side, laminate wood flooring.

CONSERVATORY

11' x 8' 2" (3.35m x 2.49m)

Vaulted Perspex roof, ceiling fan, double glazed French doors to side, double glazed windows to side and rear, laminate flooring.



FIRST FLOOR LANDING

Access to loft with drop down ladders, power and light connected, partly boarded, storage cupboard, doors to:

BEDROOM ONE

13' 3" x 10' 9" (4.04m x 3.28m)

Textured and coved ceiling, double glazed window to front, radiator to front, built in mirror fronted wardrobes and door to;

EN-SUITE SHOWER ROOM

LED spotlights to ceiling, obscure double glazed window to front, double width shower cubicle with wall mounted shower and shelving recess, wash hand basin with mixer tap and cupboard beneath, low level w.c, double radiator to rear, vinyl flooring, partly tiled walls.



BEDROOM TWO

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed window to rear, double radiator to rear, built in mirror fronted wardrobe.

BEDROOM THREE

9' 5" x 7' 11" (2.87m x 2.41m)

Double glazed window to rear, double radiator to rear.

BEDROOM FOUR

9' 4" x 7' 6" (2.84m x 2.29m)

Double glazed window to rear, double radiator to rear, textured ceiling.



BATHROOM

LED spotlights to ceiling, obscure double glazed window to front, panelled bath with mixer tap, double width shower cubicle with wall mounted shower, wash hand basin with mixer tap and cupboard beneath, low level w.c, double radiator to front, vinyl flooring, partly tiled walls.

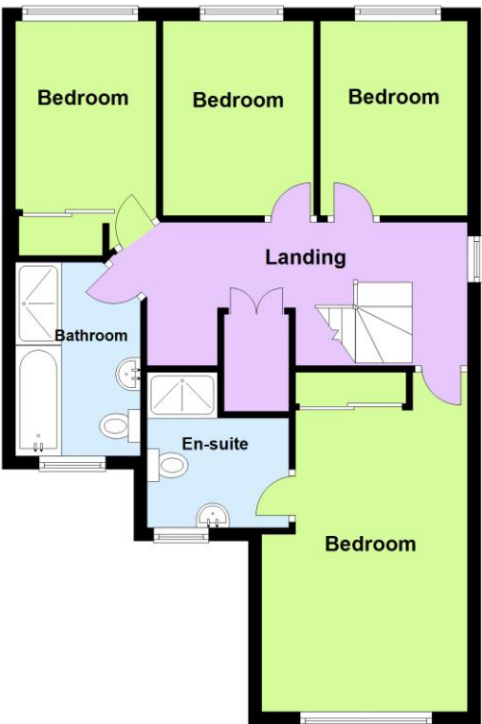
EXTERIOR

Un-overlooked south easterly facing rear garden commencing with a paved patio, the remainder being laid to lawn with feature flower beds to borders, fencing to boundaries, gated side access, timber shed to rear and external tap. The front of the property features off street parking for a number of vehicles via an independent block paved driveway. Access to half garage with storage only via up and over doors to the front.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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