

## Carlyle Gardens, Wickford

Offers Over £485,000

- THREE BEDROOM DETACHED HOUSE
- LARGER THAN USUAL GARDEN
- GAS CENTRAL HEATING
- CLOAKROOM AND ENSUITE
- COUNCIL TAX - BASILDON - E
- CONSERVATORY
- GARAGE
- ALARM AND CCTV SYSTEM
- POPULAR WICK MEADOWS LOCATION
- EPC - C



A THREE BEDROOM DETACHED HOUSE with the added advantages of having an ENSUITE and CLOAKROOM as well as a CONSERVATORY and GARAGE. Located on the ever popular WICK MEADOWS DEVELOPMENT and has been maintained to the highest standard by the current owners. Safety is provided by the ALARM and CCTV, we would urge interested applicants to view to appreciate the quality of the accommodation on offer as well as the UNUSUALLY LARGE REAR GARDEN.



Council Tax Band: E





### ENTRANCE HALL

Base of stairs to first floor, access to under stair cupboard, radiator, tiled floor covering, doors to accommodation

### CLOAKROOM

Double glazed window to front, tiled floor, half tiled walls, heated towel rail, Cubik style suite in white low flush wc and wash hand basin inset to vanity cupboard

### LOUNGE

16'8 x 9'10

Double glazed window to front and double glazed French doors to garden, radiator, wood effect laminate floorcovering, feature fireplace with decorative surround end gas fire within, smooth ceiling with inset downlighters. Double glazed doors to:

### CONSERVATORY

14'1 x 10'9

Double glazed to three sides, wood effect laminate floorcovering, double glazed French doors to garden

### KITCHEN

16'7 x 8'11

Double glazed window to front and double glazed door to rear garden, smooth ceiling with inset downlighters, extensively

fitted units to ground and eye level, inset Butler sink unit with mixer taps, built in oven and hob with cooker hood over, integrated Neff appliances including dishwasher and fridge freezer, tiled splash backs, under unit lighting, wood effect floor covering

### LANDING

Access loft and doors to accommodation

### BEDROOM ONE

10'1 x 8'7

Double glazed window to front, radiator, wood effect laminate floorcovering, smooth ceiling, built in mirror fronted wardrobe, door to ensuite

### ENSUITE

Tiled walls and floor, heated towel rail, Cubik suite comprising shower cubicle, wash hand basin inset to vanity unit, low flush wc, smooth ceiling with inset down lighters

### BEDROOM TWO

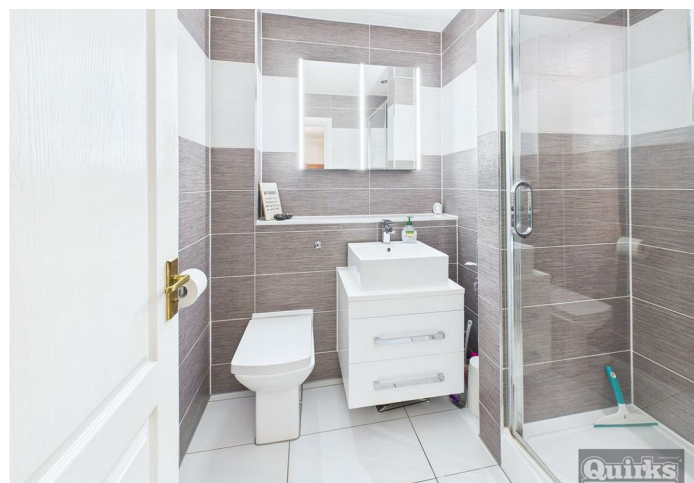
9 x 8'6

Double glazed window to front, radiator, wood effect laminate floor covering.

### BEDROOM THREE

8'11 x 7'10

Double glazed window to



rear, radiator, wood effect laminate floor covering.

#### FAMILY BATHROOM

Double glazed window to rear, tiled floor and walls, heated towel rail, three piece suite in white comprising low flush wc, panelled bath, and wash hand basin inset to vanity unit, smooth ceiling with inset downlighters, feature LED lighting

#### GARAGE

16'7 x 9'4

Electric roller door to front and double glazed personal door to garden, power and light supplied eaves storage area

#### FRONT GARDEN

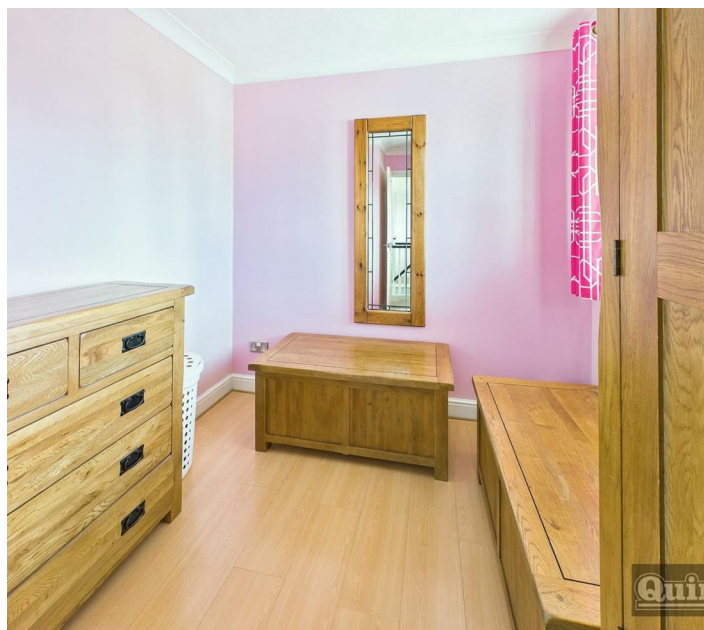
Block paved driveway offering off road parking, access to garage, flower and shrub beds, mature tree's, CCTV

#### REAR GARDEN

Patio to fore which is westerly facing, personal door to garage, external smart lighting, CCTV, large lawn area, fenced to all boundaries, exterior smart lighting

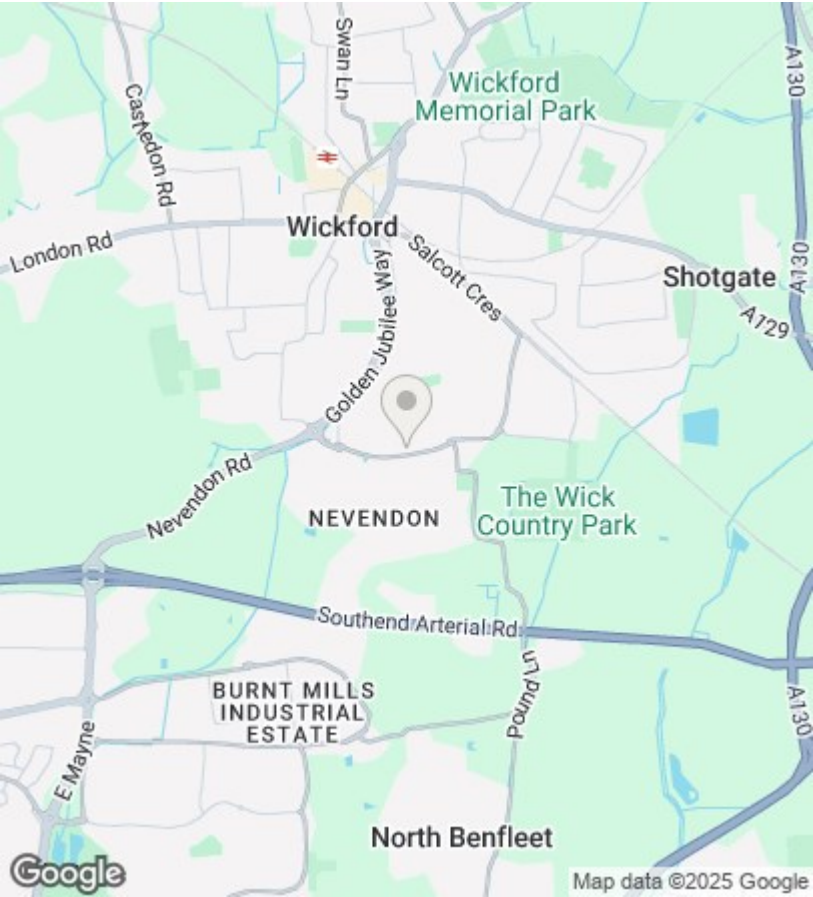
#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.






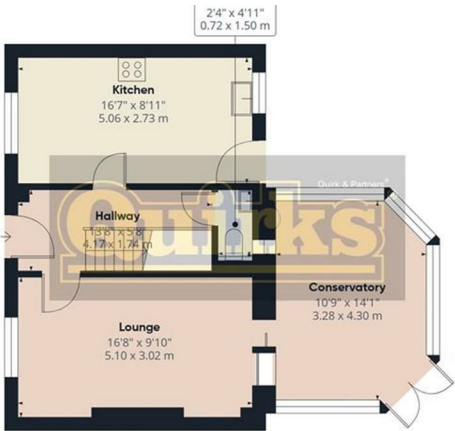




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>73</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Floor 0 Building 1



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