Quirk & Partners®

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# Alderney Gardens, Wickford

## Offers Over £490,000

- FOUR BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- DINING ROOM WITH PROJECTOR AND SCREEN
- GROUND FLOOR SHOWER ROOM
- OFF STREET PARKING FOR THREE CARS
- EXTENDED SEMI-DETACHED FAMILY HOME
- SONOS SOUND SYSTEM THROUGHOUT THE GROUND FLOOR
- LOUNGE & ORANGERY
- FIRST FLOOR BATHROOM
- COUNCIL TAX = BAND D

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FOUR BEDROOM, EXTENDED SEMI DETACHED FAMILY HOME, SPACIOUS OPEN PLAN KITCHEN/DINING ROOM, SONOS SOUND SYSTEM THROUGHOUT GROUND FLOOR, PROJECTOR AND SCREEN IN DINING ROOM, LOUNGE, ORANGERY, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM, OFF STREET PARKING FOR THREE CARS

4 2 2 C

Council Tax Band: D







ENTRANCE
Enter through a double-glazed opaque glass-panelled door into the hallway, featuring a slate tile-effect feature wall and leading into the open plan kitchen and dining room.

KITCHEN
16'8 x 10'1
Laminate flooring, selection of fitted base and wall units with marble work surfaces, 1½ bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include dishwasher, washing machine, tumble dryer and wine cooler, with space for an American-style fridge/freezer. Double-glazed skylight and double-glazed window to front aspect.

DINING ROOM
21'2 x 19'10
Spacious open plan dining and entertaining area featuring laminate flooring, two radiators and a projector and screen, ideal for creating a home cinema experience.
The dining area also benefits from the property's integrated Sonos sound system, which extends throughout the ground floor.
Doors leading to lounge and shower room, two storage cupboards, carpeted stairs to upper level, double-glazed window and door to side aspect.

LOUNGE
20'1 x 13'6
Carpeted flooring, two radiators, electric feature log burner with wooden surround, bi-fold doors to orangery and double-glazed French doors opening onto the rear garden.
The lounge also benefits from the Sonos sound system, providing an excellent space for relaxing or entertaining.

ORANGERY
11'7 x 11'3
Laminate flooring, radiator, double glazed windows and French doors.

GROUND FLOOR SHOWER ROOM
5'10 x 4'4
Tiled floor & walls, heated towel rail, shower cubicle with glass screen, wall mounted wash hand basin, low level wc, double glazed opaque window to side aspect.

LANDING
Carpeted flooring, loft








access, doors to all first floor rooms.

BEDROOM
12'1 10'4
Laminate flooring, radiator, double glazed window to front aspect.

BEDROOM
10'2 x 9'6
Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM
10'5 x 9'6
Carpeted flooring, radiator, double glazed window to front aspect.

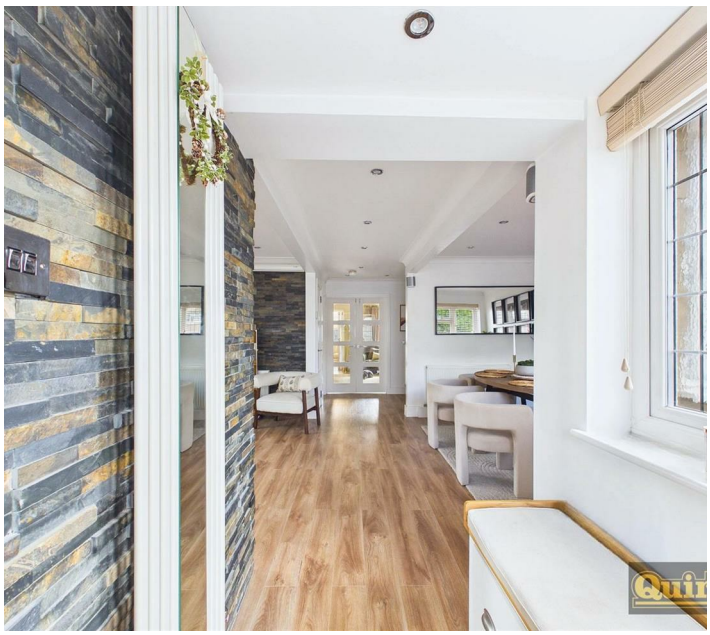
BEDROOM
9'6 x 9'6
Carpeted flooring, radiator, double glazed window to rear aspect.

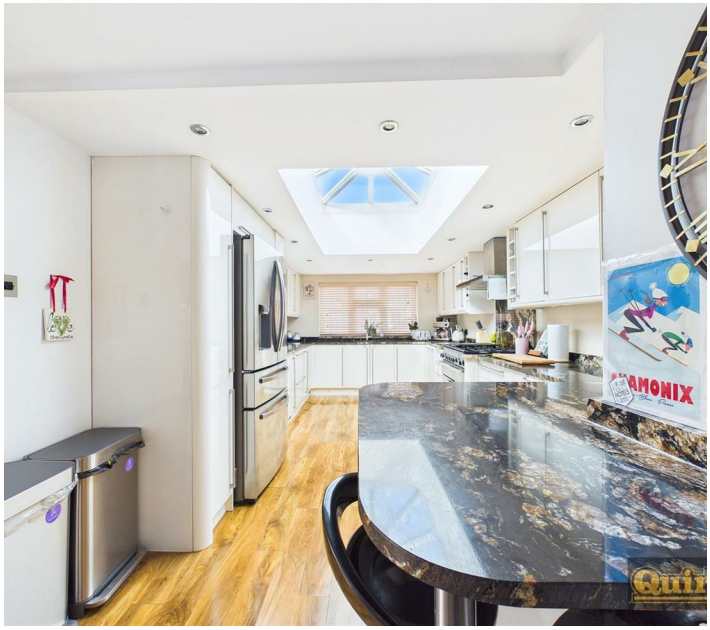
BATHROOM
7'8 x 6'6
Tiled floor and walls, panelled bath with shower attachment over & glass screen, wash hand basin with vanity unit, low level wc, double glazed opaque window to side aspect.

FRONT GARDEN
Hard standing with off street parking for 3 cars

REAR GARDEN
Low-maintenance rear garden, mainly paved with a central artificial lawn section. Shed to the rear to remain.

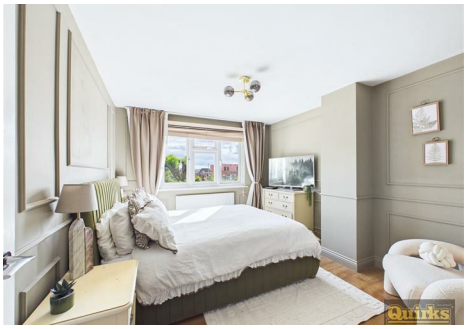
DISCLAIMER
PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.















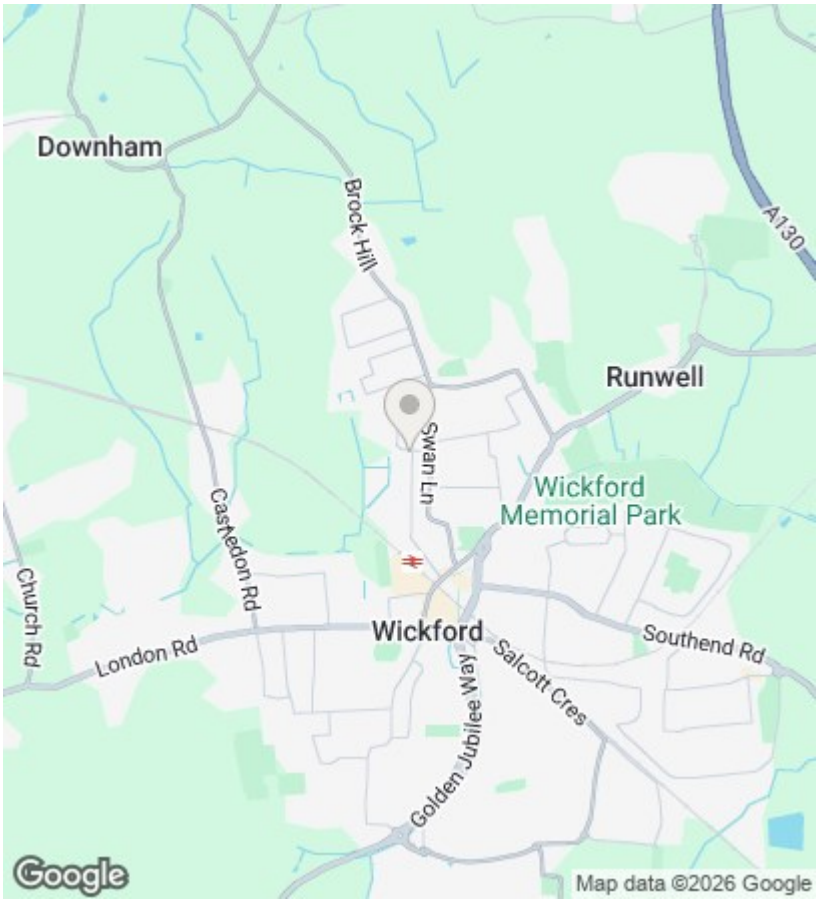






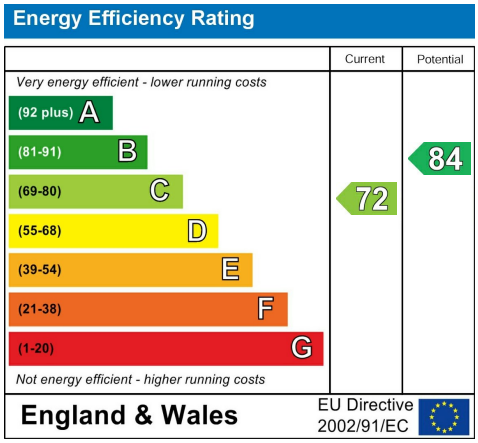







## EPC Rating:

C

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