



Caladonia Lane, Wickford

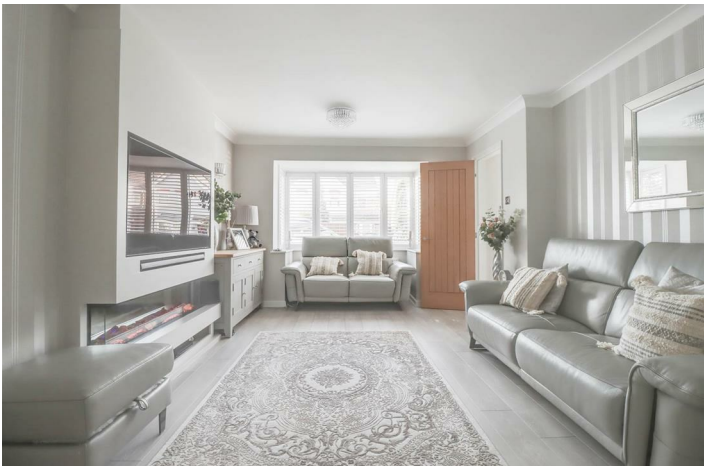
£595,000

- Living Room 17' x 11'10
- Kitchen 12' x 11'6
- 4 First Floor Bedrooms
- Landscaped Garden to Rear
- Dining Room 11'6 x 8'10
- Playroom 16'6 x 7'6
- Cloakroom, En-suite & Bathroom
- Large Driveway.

Situated in a pleasant cul-de-sac location on the popular Wick Meadows development within walking distance of local shops, school, park and medical centre is this 4 bedroom detached property benefitting from accommodation including living room 17' x 11'10, dining room 11'6 x 8'10, kitchen 12' x 11'6, playroom 16'6 x 7'6, 4 first floor bedrooms, en-suite, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating, easy maintenance garden to rear and large driveway to front providing ample off street parking.

4     C

Council Tax Band: E



CANOPY PORCH

Double glazed door and panelling to:

ENTRANCE HALL

Laminate finish to floor. Radiator. Coved ceiling.

CLOAKROOM

Refitted suite comprising of low level WC and vanity wash hand basin. Tiled surround. Radiator.

PLAYROOM

16'6 x 7'6

Double glazed window to rear with fitted shutters. Radiator. Laminate finish to floor. Coved ceiling. Downlighters to ceiling.

LIVING ROOM

17' x 11'10

Double glazed bay window with fitted shutters. Upright radiator. Media wall. Fireplace. Laminate finish to floor. Coved ceiling. Glazed double doors to:

DINING ROOM

11'6 x 8'10

Double glazed French doors to rear garden. Upright radiator. Laminate finish to floor.

KITCHEN

12' x 11'6

Double glazed window to rear. Range of base and wall mounted units providing drawer and

cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Integrated dishwasher and fridge. Built in oven, grill, hob and water softener. Downlighters to ceiling.

UTILITY ROOM

Double glazed door to side. Space and provision for washing machine, tumble dryer and double fridge freezer.

FIRST FLOOR LANDING

Access to loft which we understand is majority boarded. Light. Airing cupboard.

BEDROOM ONE

13'2 x 12'4

Double glazed window to front. Radiator in casement surround. Built in wardrobe cupboard. Air conditioning unit.

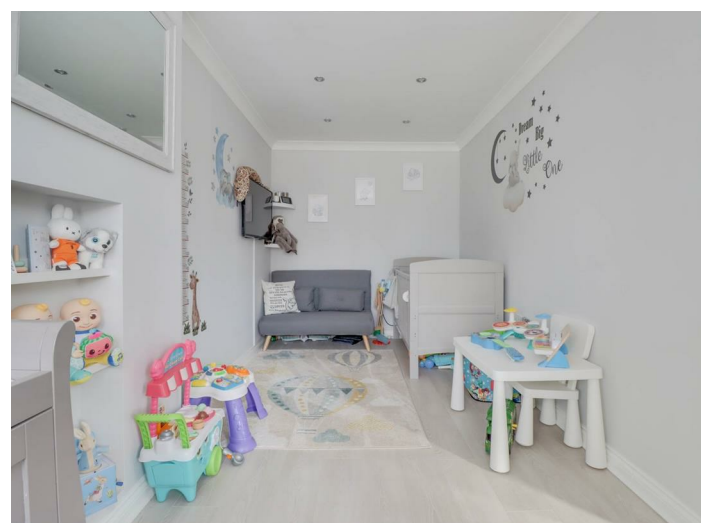
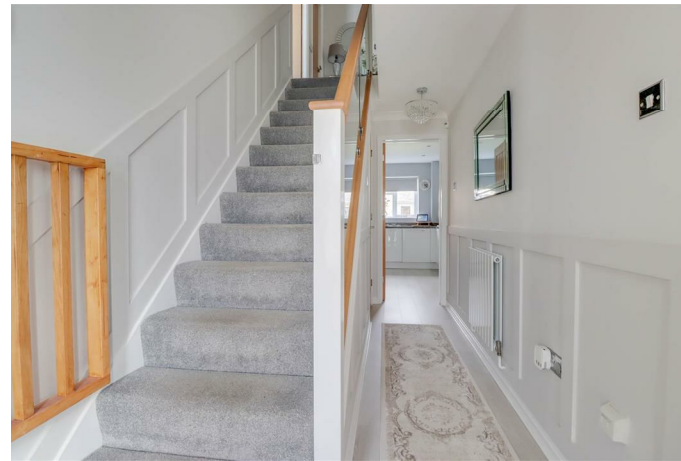
EN-SUITE

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and large shower cubicle. Radiator/rail. Extractor fan. Tiled surround.

BEDROOM TWO

10' x 9'

Double glazed window to rear. Radiator. Built in



double wardrobe cupboard. Air conditioning unit.

BEDROOM THREE

10'10 x 8'

Double glazed window to front. Radiator. Coved ceiling. Over stairs recess. Air conditioning unit.

BEDROOM FOUR

10'10 x 8'

Double glazed window to rear. Radiator. Coved ceiling.

BATHROOM

Double glazed opaque window to rear. Three piece suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Radiator/rail.

REAR GARDEN

Landscaped for easy maintenance with paved patio to immediate rear with remainder laid to artificial lawn. Access via path and gate to side. 2 sheds.

GYM/GARDEN ROOM

Double glazed windows and French doors. Power and light connected.

DRIVEWAY

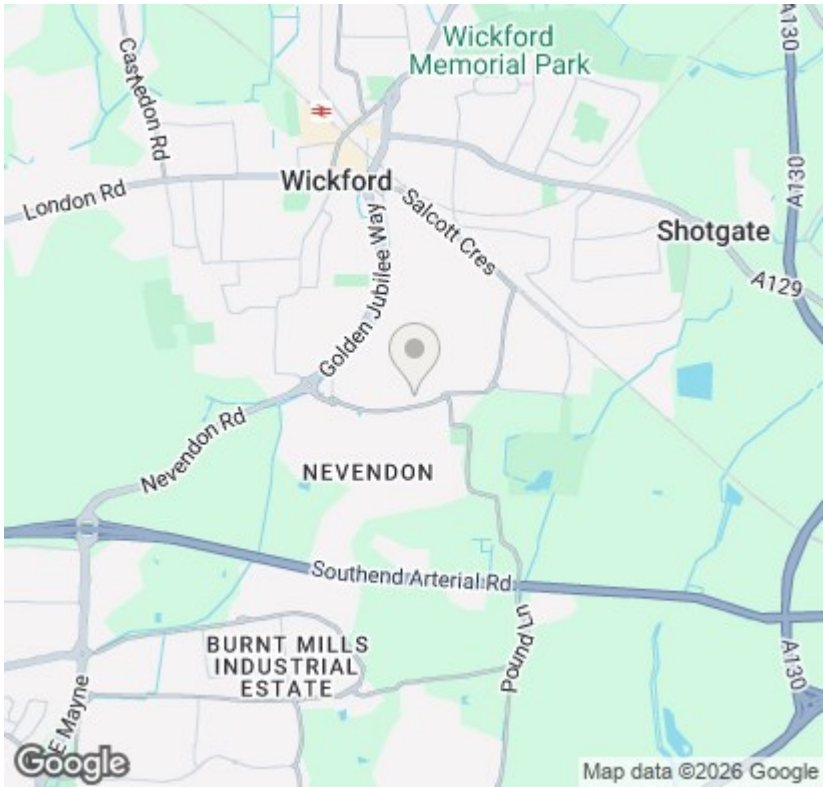
The property benefits from driveway to front proving ample off street parking.

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.



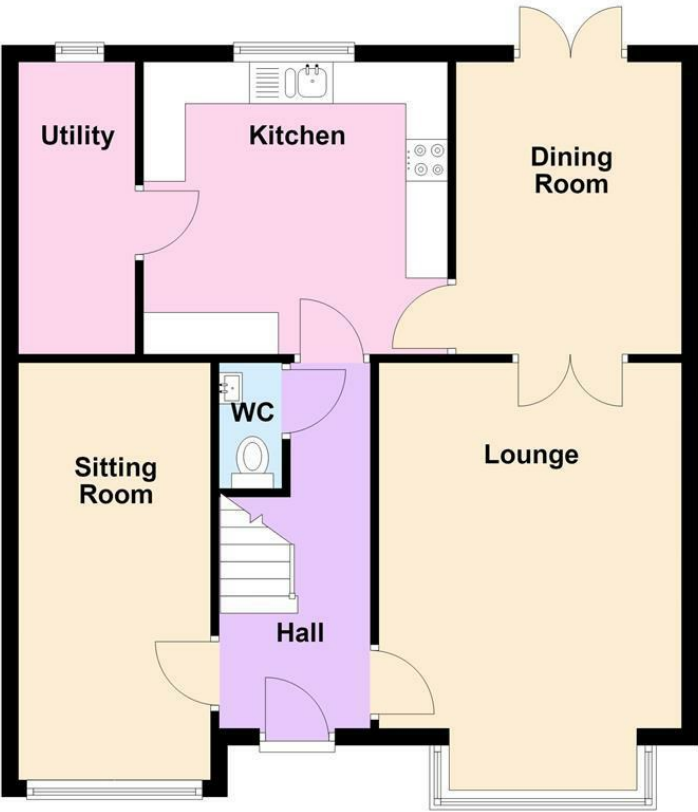




EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

Ground Floor



First Floor

