



Carlyle Gardens, Wickford

£525,000

- Lounge 15'8 x 11'7
- 4 First Floor Bedrooms
- Westerly Unoverlooked Garden to Rear
- Driveway
- Impressive Kitchen/Diner 21' x 10'10
- Cloakroom, En-suite & Bathroom
- Garage
- Basildon Council Tax Band E

4 BEDROOM DETACHED. 15'8 LOUNGE. 21' IMPRESSIVE KITCHEN/DINER. WESTERLY UNOVERTLOOKED REAR GARDEN. GARAGE & DRIVEWAY. Situated on the popular Wick Meadows Development, close to high street and mainline railway station and within easy access of local shops, medical centre, schools and country park is this 4 bedroom detached property benefitting from accommodation including lounge 15'8 x 11'7, kitchen 21' x 10'10, 4 first floor bedrooms, en-suite shower room, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating (untested) westerly unoverlooked rear garden, garage and driveway to front providing off street parking. Basildon Council Tax Band E. EPC Rating C.



Council Tax Band: E



Double glazed door to:

ENTRANCE HALL

14'4 x 4'11

Storage cupboard.
Radiator (untested).
Amtico spacia featured oak floor in straight lay.
Stairs to first floor.

CLOAKROOM

Double glazed opaque window to front. Suite comprising of low level WC and vanity circular wash hand basin with storage below, Radiator (untested). Amtico spacia featured oak in a straight lay floor.

LOUNGE

11'7 x 15'8

Double glazed bay window to front. Radiator (untested). Fireplace with oak effect mantel.

KITCHEN/DINER

21' x 10'10

Open plan kitchen/diner, UPVC double glazed window and back door, double glazed premium grade aluminium Origin French doors to rear, High specification German kitchen from Ballerina Kuchen featuring a range of handleless base and wall mounted white gloss units providing steel/glass drawers and cupboards, Kalingastone Quartz 20mm counter work top

incorporating an Abode deep bowl undermount stainless steel sink with single lever tap, counter top extends to a peninsula incorporating a Bora Pure high performance cook top hob with air extractor system directly to outside. Built in eyelevel Neff Double oven, Integrated Neff 50/50 Fridge/freezer, Neff integrated dishwasher and Neff washing machine with time remaining projected to the floor. Cupboard housing gas fired boiler and heating controls. Energy efficient vertical wall radiators. Amtico spacia featured oak finish to floor in a straight lay. (appliances and boiler not tested).

FIRST FLOOR LANDING

Double glazed feature arched window to side. Access to loft. Airing cupboard.

BEDROOM ONE

12'9 x 11'8

Double glazed window to front. Radiator (Untested). Built in mirror fronted wardrobe cupboards.

EN-SUITE

Double glazed opaque window to side. Suite comprising of low level



WC, wash hand basin and shower cubicle. Part tiling to walls and floor. Radiator (untested). Built in storage units.

BEDROOM TWO

11' x 9'2

Double glazed window to rear. Radiator (untested). Laminate finish to floor.

BEDROOM THREE

11'8 x 8'6

Double glazed window to rear. Radiator (untested). Over bed storage units.

BEDROOM FOUR

9'9 x 9'1

Double glazed window to front. Radiator (untested). Laminate finish to floor.

BATHROOM

8'6 x 5'6

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Radiator (untested). Tiling to floor with part tiling to walls. Storage cupboard.

WESTERLY LANDSCAPED GARDEN TO REAR

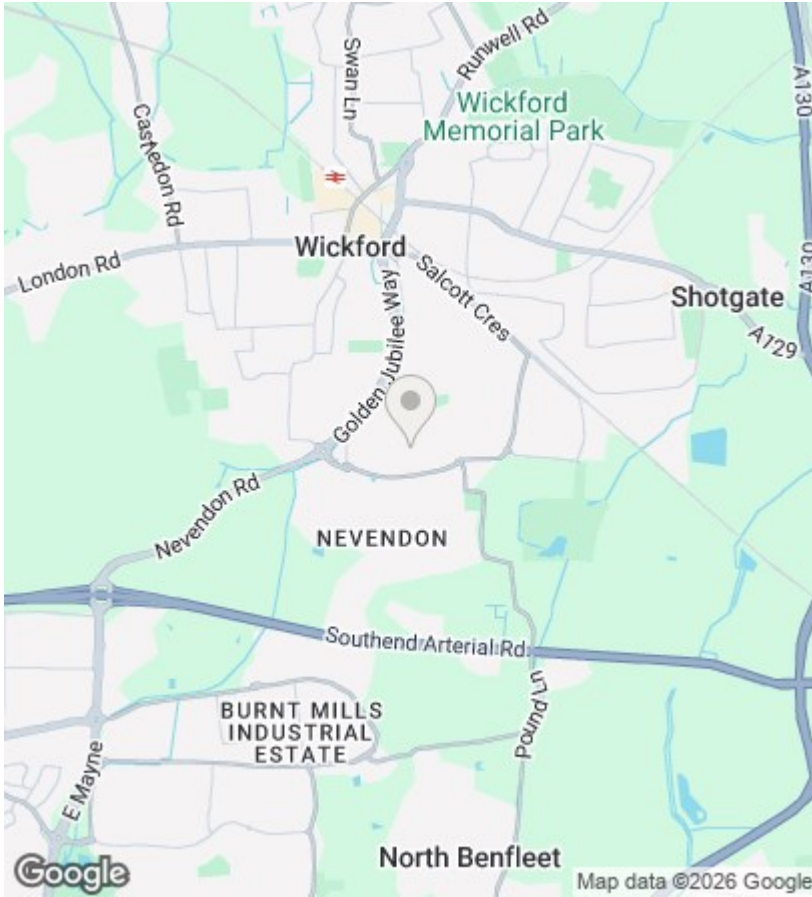
Commencing with patio paved with light gray porcelain slabs, remainder laid to lawn with mature flower and shrub borders and pond 7' x 5' shed and 6' x 4' greenhouse to remain.

GARAGE

Up and over door to front. Door to side. Independent driveway providing off street parking for two cars



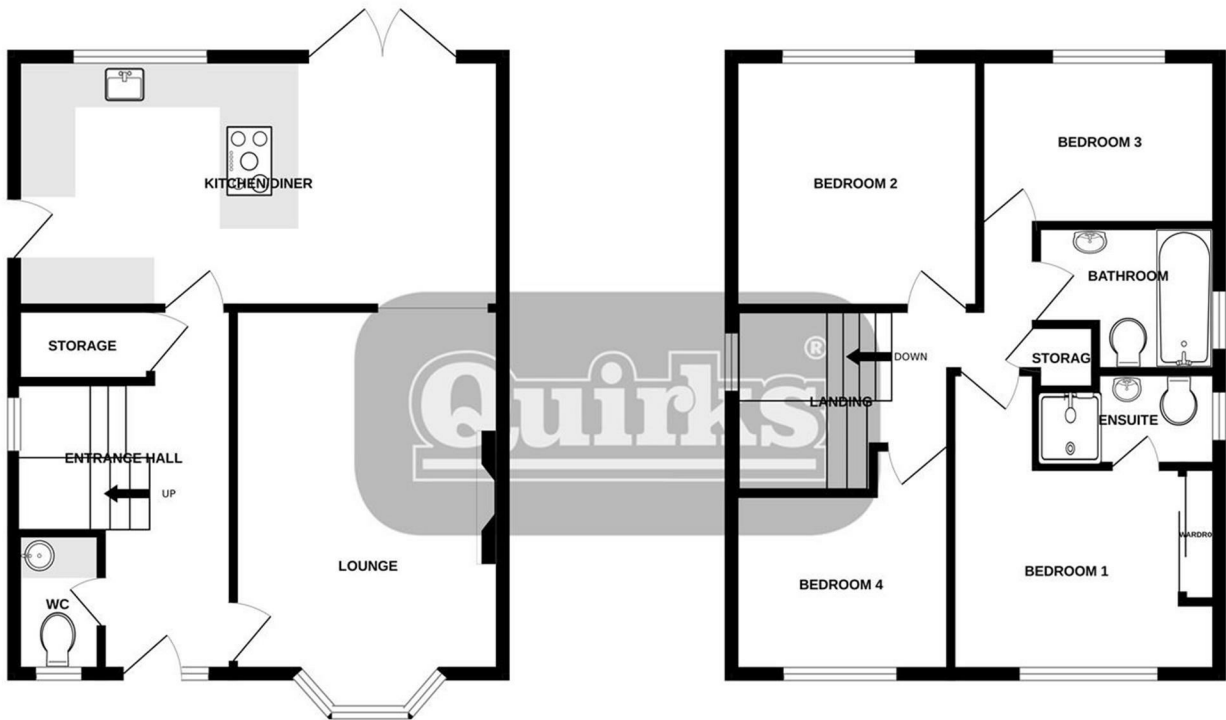




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows, etc. are not to scale and may vary from the actual property.