



Ozonia Avenue, Wickford

£475,000

- 17'10 REFITTED KITCHEN/BREAKFAST ROOM
- 17'10 DINING CONSERVATORY
- SPACIOUS HALL & CLOAKROOM
- FEATURE BATHROOM INCL. SHOWER
- 18'6 L-SHAPED LOUNGE
- STUDY/BED 4 10'2 x 7'8
- 3 LARGE FIRST FLOOR BEDROOMS
- LARGE CORNER PLOT & GARAGE

EXTENDED AND MUCH IMPROVED 4 BEDROOM SEMI-DETACHED HOUSE. CORNER PLOT WITH ATTACHED GARAGE. REFITTED KITCHEN/BREAKFAST ROOM, LARGE LOUNGE AND CONSERVATORY. CLOAKROOM AND FEATURE BATHROOM. Situated on the Nevendon side of Wickford close to local schools and shops and easy access of the A127 is this extended and much improved 4 bedroom semi-detached house. The property benefits from spacious Entrance Hall, 18'6 Lounge, 17'10 Dining Conservatory, refitted 17'10 Kitchen/Breakfast Room, ground floor Bedroom 4/Study, ground floor cloakroom with 3 large first floor Bedrooms and feature refitted Bathroom and separate W.C. The property benefits from garage to side with ample driveway to front and larger than average corner plot to rear and side.



Council Tax Band: D



SPACIOUS ENTRANCE HALL

Radiator in casement surround. Under stairs cupboard.

STUDY/BEDROOM 4

Double glazed window to front. Radiator. Large walk-in cupboard.

CLOAKROOM

Refitted suite comprising low level W.C. and wash hand basin. Radiator/rail. Tiled floor and surround. Extractor and mirror.

SPACIOUS L-SHAPED LOUNGE

16'8 x 10'4 (widening 18'6) Double glazed window and French doors to conservatory. 2 x radiators and fireplace. Coving to ceiling. Laminate floor extending to:

GENEROUS DINING/CONSERVATORY

17'10 x 12'2 (narr 9') Double glazed windows to side and rear. Updated with pelmet lighting and built-in blinds. Down lights to ceiling.

KITCHEN/BREAKFAST ROOM

17'10 x 9'10 Double glazed window and door to rear garden. Range of updated base and wall mounted units. Roll edge work surfaces with inset sink and

cupboards beneath. Integrated appliances including washing machine, tumble dryer and dish washer. Built-in oven, microwave and induction hob with extractor above. Down lights and carousel storage.

FIRST FLOOR LANDING

Coving to ceiling. Access to loft which is part boarded with light and fitted ladder.

BEDROOM 1

13' x 10'4 Double glazed window to rear. Radiator. Range of fitted wardrobe and cupboards.

BEDROOM 2

13' x 8' Double glazed window to rear. Radiator.

BEDROOM 3

10'10 x 7' Double glazed window to front. Radiator. Coving to ceiling.

SPACIOUS BATHROOM

7'10 x 7'10 Spacious bathroom with double glazed window to front. Updated suite comprising of large frameless shower cubicle, bath unit and vanity wash hand basin. Tiled surround with illuminated mirror.



SEPARATE W.C.

Double glazed window to side with low level W.C. and tiling to floor and surround.

ATTACHED GARAGE

With door to side and up and over door to front. Power and light connected. Updated boiler.

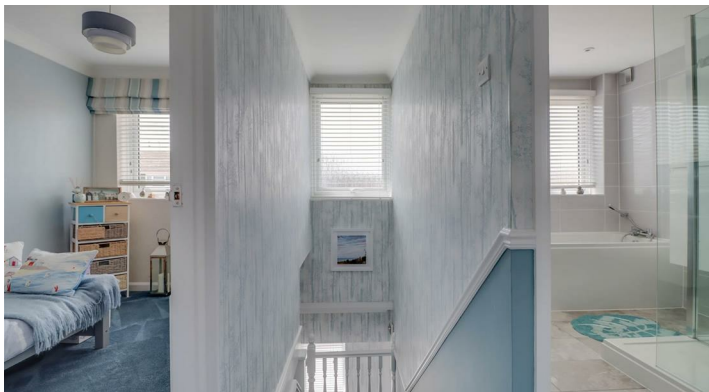
CORNER PLOT

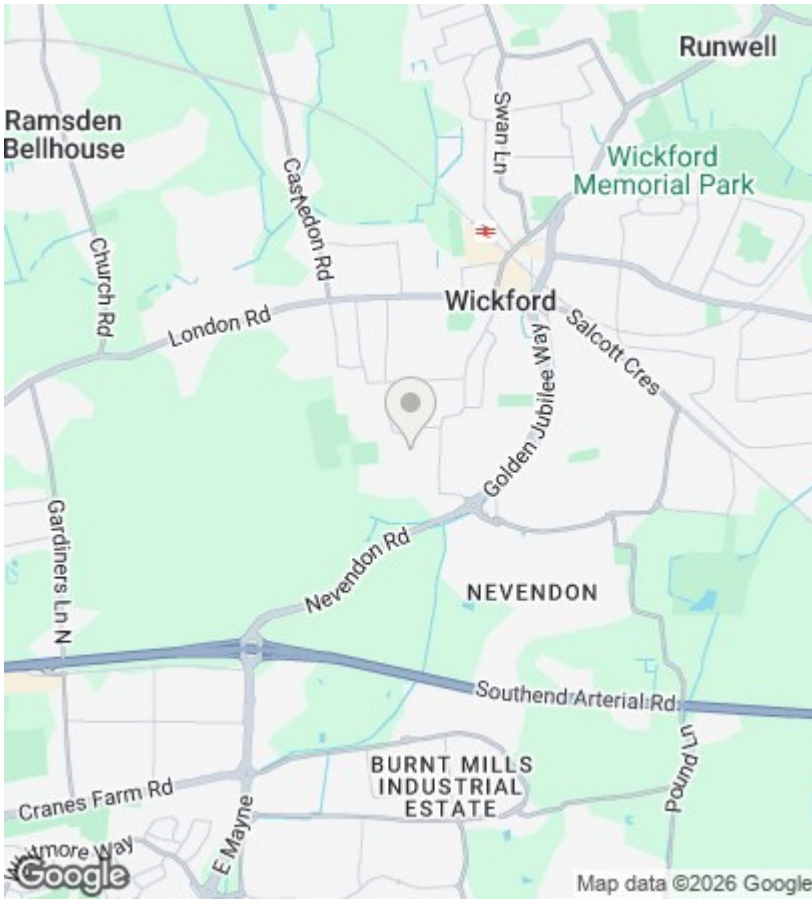
The property benefits from a larger than average corner plot with garden extending from rear to side with block paved patio with fencing to side and rear boundaries. Well stocked flower beds and established trees and shrubs. Wide access and storage to side with gate providing access.

WIDE DRIVEWAY TO FRONT

Wide block paved drive proving off street for a number of cars with attractive retaining wall to boundaries and inset shrub.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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	

Approx. 39.1 sq. metres (11012.4 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.3 sq. feet)

