



Robertson Drive, Wickford, SS12 9QH

Offers in the region of £460,000

Quality Street is delighted to bring this superb 3 bedroom detached family home to the market. Located within the heart of Wickford's Wick Meadows Development, this immaculately presented property benefits from spacious living throughout. With a stylish fitted kitchen, the convenience of a ground floor W.C and a modern family bathroom, a sun trapped west facing garden with low maintenance, along with ample off-street parking including a garage, this is the perfect home for a growing family. Viewings are highly advised!



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PROPERTY DESCRIPTION

Entrance

Via UPVC composite door leading to:

Entrance hall

9'2" x 5'9" (2.809 x 1.771)

With stairs leading to the first floor accommodation, door to the lounge and access directly to:

Ground Floor Cloak Room

Obscure UPVC double glazed window to front, suite comprising of low level WC and vanity hand wash basin.

Lounge Diner

9'7" x 12'8" (2.944 x 3.882)

UPVC double glazed window to front, radiator and coving to smooth plastered ceiling. Leading to :

Kitchen

7'1" x 7'10" (2.166 x 2.402)

Kitchen is fitted with a range of eye and base level units with work surfaces over incorporating stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer. Integrated cooker, hob and extractor hood. Leading to :

Family Room / Conservatory

15'10" x 9'7" (4.832 x 2.945)

UPVC double glazed windows and sliding double doors leading to rear garden.

Landing

8'2" x 6'1" (2.499 x 1.876)

Spacious landing with doors leading off to all rooms, UPVC double glazed window to side aspect.

Bedroom 1

9'7" x 10'3" (2.927 x 3.131)

UPVC double glazed window to rear, radiator, coving to smooth plastered ceiling.

Bedroom 2

11'1" x 7'11" (3.396 x 2.425)

UPVC double glazed window to front, radiator, coving to smooth plastered ceiling.

Bedroom 3

5'11" x 6'0" (1.813 x 1.847)

UPVC double glazed window to front, radiator, coving to smooth plastered ceiling.

Family Bathroom

6'4" x 6'0" (1.947 x 1.847)

Obscure UPVC double glazed window to front, radiator, suite comprising of panel bath, enclosed flush WC within vanity unit which also houses the sink with storage underneath. complimentary tiling to walls.

Rear Garden

30'4" x 23'3" (9.264 x 7.108)

Bonded resin patio to the immediate rear of the property with access to large summer house/office. The remainder is laid to lawn with artificial grass, gated side access leading to the front, door leading to:

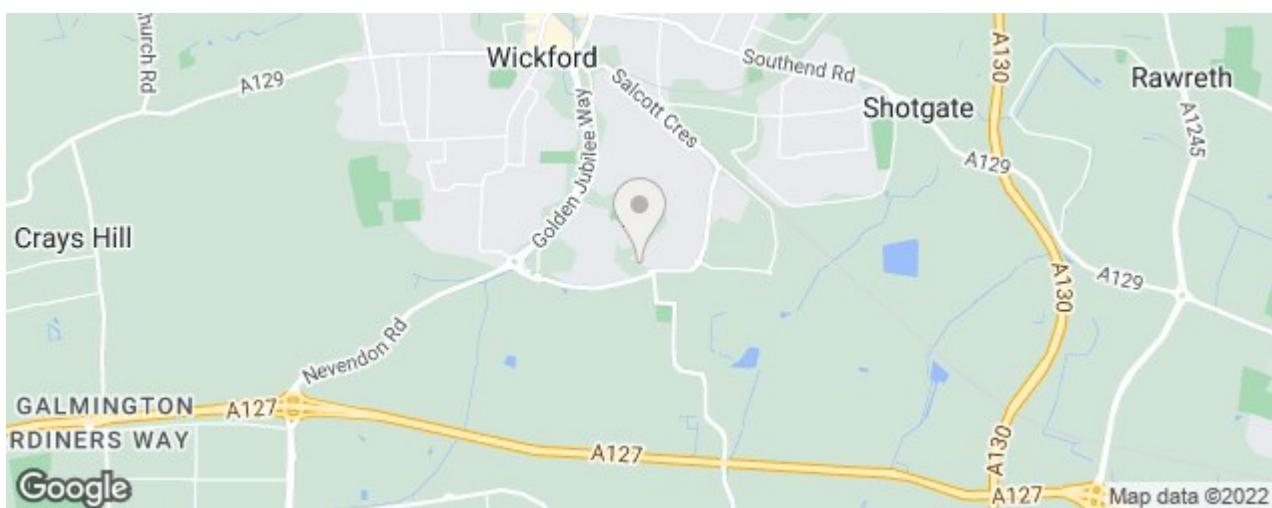
Garage

Up and over garage door. Light and power

Front Aspect

Bonded resin driveway, providing access to the garage and off street parking

DIRECTIONS

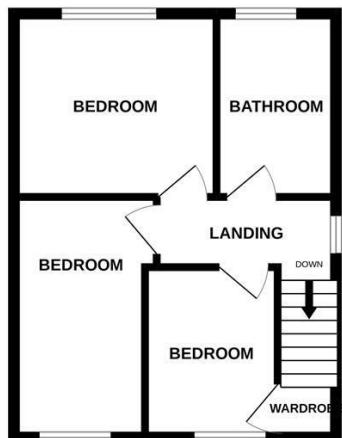


PROPERTY PHOTOS

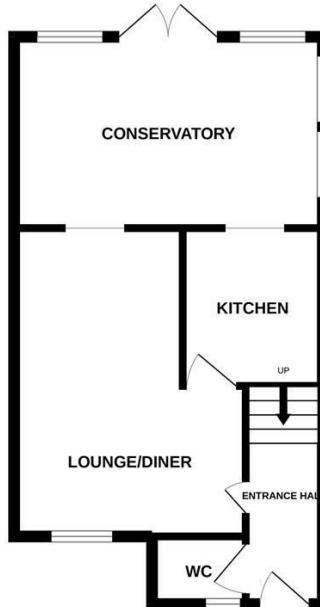


FLOORPLANS

1ST FLOOR



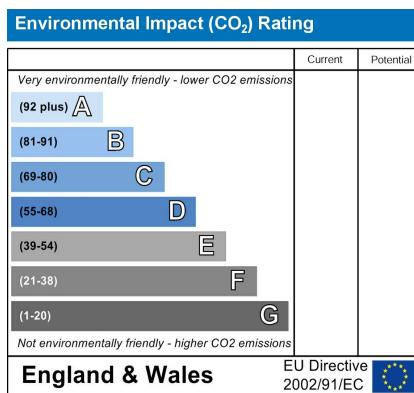
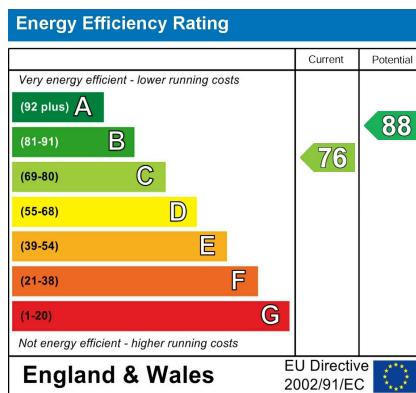
GROUND FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is not intended to form part of any legal documentation. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. No guarantee is given as to the accuracy of the floorplan.

ENERGY RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

