

## Noak Hill Close | Billericay | CM12 9UZ



Offers In Excess of £1,000,000

T: 01277 626262

Situated on a plot of approx. 270' in depth x 58' wide is this substantial four double bedroom detached house located on the south side of Billericay. The property offers accommodation approaching 3000 square feet and has to be viewed internally to appreciate not only its excellent layout but also its decorative standard. The property has a large loft space and offers excellent potential even further enlargement subject to the necessary planning consent being obtained. Due to its positioning an early viewing is strongly advised. EPC C





- Four Double Bedrooms
- Two En-Suites plus Family Bathroom
- Master Bedroom with En-Suite Dressing Room
- Spacious Lounge
- Separate Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Large Sweeping In-and-Out Driveway
- Integral Double Width Garage
- 185' Rear Garden







Entrance door leads into the impressive reception hall with spindle balustrade stairs rising to the first floor, wood flooring, part glazed double doors lead through to the lounge which is of a generous size and enjoys a dual aspect, a feature of the room is the large stock brick fireplace with inset wood burner, part glazed double doors lead through to the dining room which has views over the rear garden, open plan archway leads through to the kitchen/breakfast room fitted with an excellent range of bespoke units, wide range of base and wall units with wooden style work surfaces, range cooker with extractor above, integrated dishwasher, tiled flooring, two double glazed windows to rear, part glazed door to side, open plan arch through to the utility room and doors to the integral garage and ground floor cloakroom fitted with white sanitary ware. The spacious study is located to the front elevation with a large double glazed bay window to front. First floor accommodation comprises impressive spindle balustraded galleried landing offering excellent potential for further staircase leading to the loft space for further enlargement, window seat to front elevation, master bedroom overlooks the rear garden, open plan through to the en-suite dressing room and further door to the en-suite shower room fitted with white sanitary ware comprising double size shower cubicle with jet sprays, low level wc, bidet, wash hand basin and fully tiled walls. Bedroom two also has its own en-suite shower room. There are two further large double bedrooms on this level, both with fitted bedroom furniture, the family bathroom enjoys a spacious feel and is fitted with white sanitary ware. Externally the property is approached via a large sweeping in-and-out shingle driveway with parking for numerous vehicles and well stocked flower and shrub beds. The integral garage comprises of two up and over doors, power and light connected, personal door leading to the utility room. The rear garden is 185' in depth commencing with a large paved patio and decking area, the majority of the garden is lawned with well stocked flower and shrub borders, wooden fencing to boundaries and an unoverlooked rear aspect.

## Ground Floor

Approx. 155.9 sq. metres (1677.9 sq. feet)



## First Floor

Approx. 128.9 sq. metres (1387.8 sq. feet)



Total area: approx. 284.7 sq. metres (3064.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.  
Plan produced using PlanUp.

### Ground Floor

Large Reception Hall

Lounge 30'8 x 14'

Dining Room 13'10 x 11'9

Study 12'9 x 10'1

Kitchen/Breakfast Room 15'6 x 13'7

Utility Room 9'10 x 5'10

Cloakroom

### First Floor

Landing 20'2 x 12'

Master Bedroom 18'4 x 13'10

En-Suite Dressing Room 11'5 x 9'

En-Suite Shower Room

Bedroom Two 17'3 x 13'5 >10'

En Suite Shower Room

Bedroom Three 14' x 13'10

Bedroom Four 12'1 x 11'2

Family Bathroom 10'1 x 8'9

### Externally

Large Sweeping In-and-Out Driveway

Integral Double Width Garage 19'4 x 16'4

Plot Size 270' in depth x 58' wide

Rear Garden 185' deep