



**Plot 1, Laindon Road,**  
Billericay, CM12 9LG

**Guide Price £1,300,000**

Situated on this sought after, non-estate residential road enjoying open undulating, countryside views and within walking distance of both the High Street and Mainline Railway Station, is the brand new, double bay fronted, five bedroom executive family home. Being favourably located within the catchment areas of the Outstanding Quilters Primary School and The Billericay Academy Secondary School as well as only 1 mile from St Johns School and 5.7 Miles to Brentwood School .

Currently under construction by the NHBC registered and locally renowned Kingfisher Prestige Developments, to their usual high standards with leaded light effect PVCu double glazing, Villeroy Boch bathroom suites, underfloor zoned heating (radiators to top floor), Oak finished staircase, Oak veneered internal doors, HD CCTV system, NACOSS approved security alarm, hard wired for internet access with CAT 6 network cabling and Sky/TV system to all living and bedrooms.

Offering truly spacious accommodation set over three floors comprising of a fabulous 16'7" master suite with stainless steel and glass Juliette Balcony, 9'7" dressing room and en-suite bathroom, four further double bedrooms with two additional en-suite shower rooms and separate family bathroom. The substantial reception hall provides a ground floor cloakroom/W.C. and three generous reception rooms including a stunning 30'6" open plan Kitchen/Breakfast Room/Lounge with double glazed latten roof above the luxury units to be fitted by Hutton Kitchens incorporating Miele appliances and centre island, all finished with Granite work surfaces and enjoying twin multi panel bi-fold doors opening the house to the secluded 105ft rear garden. A block paved drive will provide ample parking with access to the larger than average integral garage.

Early interest will allow buyers the option to personalise the property to their own taste and choice, subject to the stage of construction and items ordered, therefore early viewing is strongly advised.

**STRIKING DOUBLE BAY FRONTAGE** With Solid Oak Tudor style timbers and Solid Oak front door with glazed top and side panels.

**ZONED UNDER FLOOR HEATING** Fitted throughout the ground and first floors, with radiators fitted to the top floor.

**FITTED SECURITY ALARM** NACOSS approved with panic button to master bedroom and option for smart alarm facility. Fitted CCTV High Definition colour system including recordable hard drive and remote access facility.

**OAK INTERNAL DOORS** Attractive Vicaima Oak veneer cross cut contemporary design doors with Morello satin chrome handles

**CAT 6 NETWORK & SKY/TV** Category 6 cable network, Sky & HD TV, wiring provided in all bedrooms, breakfast area, lounge, study and dining room, for all your entertainment needs.

**26'6" RECEPTION HALL** With Oak finished balustrade staircase rising to the two floors above. Ample storage provided with a double cloaks cupboard and under stairs storage cupboard.

**GROUND FLOOR CLOAKROOM/W.C.** Fitted with a vanity unit and W.C. form Villeroy & Boch, Venticello range.

**OPEN PLAN KITCHEN / BREAKFAST / LIVING ROOM** 30' 9" x 26' 7" > 24' (9.37m x 8.1m) This stunning room will enjoy a luxury appointed kitchen to be fitted by messrs Hutton Kitchens of Billericay, incorporating Miele appliances, pop up sockets and centre island, all finished with Granite work surfaces. The area is expected to be flooded with natural light due to the double glazed lantern roof above the kitchen area and two sets of multi panel bi-fold doors opening onto the rear garden. Fire Place/Allowance depending on the stage of construction.

**UTILITY ROOM** 8' 7" x 7' 10" (2.62m x 2.39m) With matching units and granite surfaces fitted by messrs Hutton Kitchens of Billericay.

**DINING ROOM** 16' 2" in to bay X 13' 1" (4.93m x 3.99m) With Oak finished double doors to the hall and large bay window enjoying views to the front.

**STUDY** 9' 6" x 9' 3" (2.9m x 2.82m) Fitted with Cat 6 cable network, Sky & HD TV outlets. Window to side.



**MASTER BEDROOM** 16' 7" x 14' 1" (5.05m x 4.29m)

With stainless steel and glass Juliette Balcony overlooking the secluded rear garden.

**DRESSING ROOM** 9' 7" x 7' 3" (2.92m x 2.21m)

**MASTER EN-SUITE** 9' 7" x 8' 10" (2.92m x 2.69m)

Fitted with a high-quality suite from the Villeroy & Boch, Venticello range. Free standing bath, separate shower unit, double vanity unit and Hansgrohe Taps.

**BEDROOM TWO** 16' 10" x 14' 9" in to bay (5.13m x 4.5m)

**EN-SUITE SHOWER ROOM** 10' 3" x 6' 4" (3.12m x 1.93m) Fitted with a high-quality suite from the Villeroy & Boch, Venticello range with double shower and Hansgrohe Taps.

**BEDROOM THREE** 15' 10" x 12' 9" (4.83m x 3.89m)

**BEDROOM FOUR** 14' 8" x 13' 3" in to bay (4.47m x 4.04m)

**FAMILY BATHROOM** 10' 3" x 7' 8" (3.12m x 2.34m)

Fitted with a high-quality suite from the Villeroy & Boch, Venticello range and Hansgrohe Taps and separate shower unit

**BEDROOM FIVE** 21' 0" x 14' 0" (6.4m x 4.27m)

Enjoying elevated views to the front from the second floor. Velux roof lights and large walk-in storage areas off the landing

**EN-SUITE BATHROOM** Fitted with a high-quality suite from the Villeroy & Boch, Venticello range and Hansgrohe Taps and separate shower unit

**SECLUDED REAR GARDEN** 105ft x 36ft (32m x 10.97m) Finished with Indian Sandstone paving leading to turfed lawn.

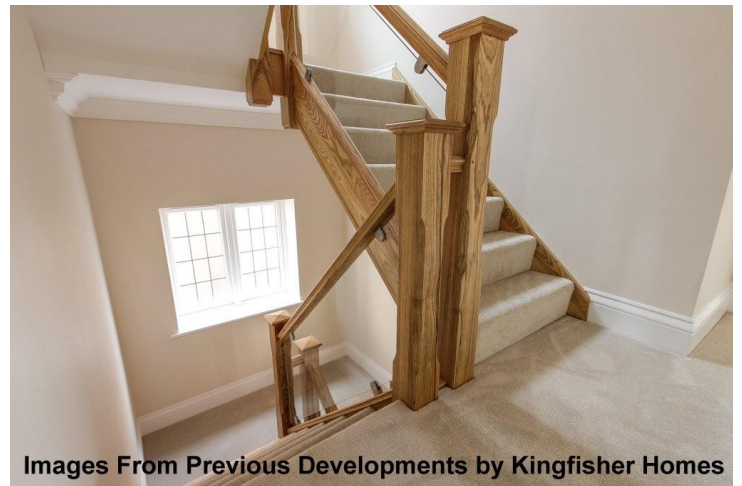
**INDEPENDENT DRIVEWAY** A good size drive provides ample parking with turning area, finished with Marshalls Tegula block paving with perimeter kerb stones.

**GARAGE** 19' 10" x 12' 8" (6.05m x 3.86m) Remote operated electric powered door.

**VARIOUS BUYERS CHOICES** Depending on the stage of construction & items ordered.



Images From Previous Developments by Kingfisher Homes



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This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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Awaiting EPC



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