

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Coxes Farm Road, Billericay
Asking Price £1,000,000

Cowling & Payne present this exquisite, brand new, detached house to the market. This 4-bedroom residence showcases the very pinnacle of contemporary design, exuding an air of elegance and sophistication. The property is immaculate, having been carefully crafted to provide just under 2000 square feet of luxurious accommodation. As soon as you step foot onto the block-paved driveway, which comfortably accommodates a double car port, you will know you have arrived somewhere truly special.

Situated comfortably on a corner plot, the house commands an elevated position, offering panoramic views across the stunning Billericay countryside. Privacy and security are paramount in this gated new build development, which makes it an even more enviable proposition.

Designed with modern living in mind, the house boasts an open-planned lounge/kitchen/diner, effortlessly blending styling and practicality. Complete with access to the garden via imposing bi-folding doors, this room ensures the outdoors can be appreciated and utilized, whatever the season.

Numerous other touches make this house truly unique. The presence of a utility room off the kitchen adds to the practicality of the property. Indeed, this is not just a home, but a lifestyle choice.

The property offers 3/4 spacious bedrooms, one of which consists of an en-suite bathroom. In addition there is a modern family bathroom one the first floor. The fourth bedroom, located on the ground floor, could be utilised as a study.

In summary, the property offers an unrivalled opportunity to acquire a brand new home, delivering incomparable quality and style. Sat within a very private, gated new build development of four luxurious homes, this property promises an enhanced level of privacy which is truly hard to replicate. Viewing is highly recommended to fully appreciate the quality on offer.

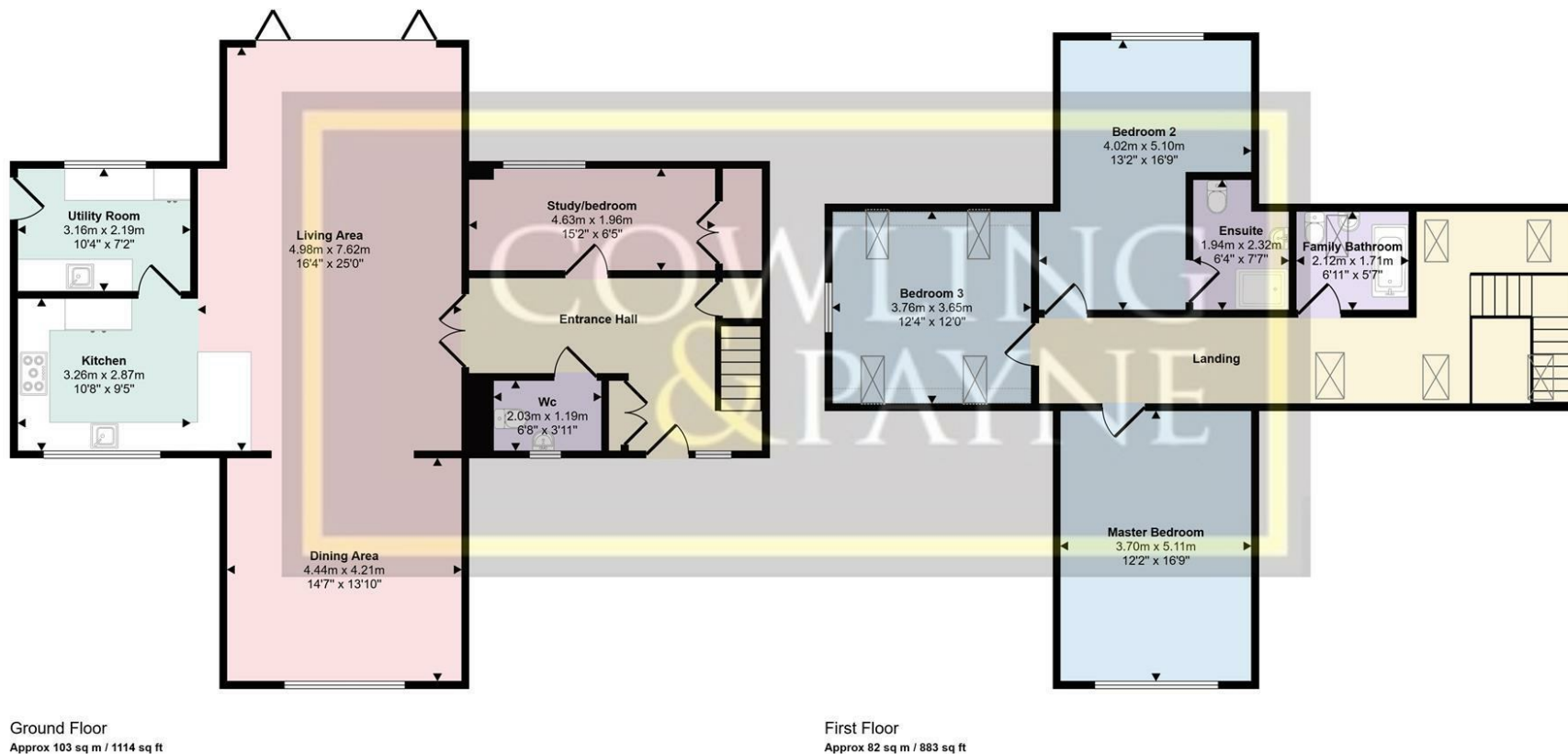


- ENTRANCE HALL
- LIVING ROOM/KITCHEN/DINER
- UTILITY ROOM
- BEDROOM 4/STUDY
- WC
- FIRST FLOOR LANDING
- BEDROOM 1
- EN SUITE
- BEDROOM 2
- BEDROOM 3
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- DOUBLE CAR PORT
- COUNTRYSIDE VIEWS
- UNDER FLOOR HEATING SYSTEM
- AIR SOURCE HEAT PUMPS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
186 sq m / 1997 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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