

Noak Bridge, Billericay Borders

SS15 4EN

CURTIS O'BOYLE

Sales & Lettings





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£850,000

Situated on a large plot with fields to the rear a modern and well presented detached family home with through lounge, separate dining room, spacious hallway, fitted kitchen and utility, ground floor WC, four bedroom, ensuite and family bathroom. Large in and out driveway, garage and extensive rear garden.

ENTRANCE LOBBY Obscure double glazed entrance door and window to front aspect, radiator, coved to smooth ceiling, wood flooring, glazed French door to hallway

ENTRANCE HALL 13' 4" x 6' 11" (4.06m x 2.11m) Coved to smooth ceiling, stairs to first floor, radiator, radiator, wood flooring.

LOUNGE 19' 10" x 11' 10" (6.05m x 3.61m) Double glazed window to front aspect, double glazed French doors to rear garden, coved to smooth ceiling, ornate ceiling rose, two radiators, feature fireplace.

DINING ROOM 13' 3" x 11' 8" (4.04m x 3.56m) Double glazed window to front aspect, radiator, coved to smooth ceiling, ornate ceiling rose.

KITCHEN 12' 5" x 11' 9" (3.78m x 3.58m) Double glazed window to rear aspect, radiator, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, integrated dishwasher, freezer and fridge., built in Bosch electric oven and grill and four ring hob with hood above, tiled splashbacks, wood flooring door to utility room.

UTILITY ROOM 7' 11" x 7' 10" (2.41m x 2.39m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, integrated fridge, space for washing machine, door to rear lobby.

LOBBY Built in cupboard housing gas boiler installed March 2024, obscure double glazed door to side aspect, obscure double glazed door to garage.

CLOAKROOM Obscure double glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighters, close coupled WC, vanity wash hand basin, tiled floor and walls

LANDING Double glazed window to rear aspect, radiator, coved to smooth ceiling, loft access.

BEDROOM ONE 12' x 11' 8" (3.66m x 3.56m) Double glazed window to front aspect, radiator, fitted wardrobes, coved to smooth ceiling, door to ensuite.

ENSUITE Heated towel rail, shower cubical, wash hand basin, close coupled WC, smooth ceiling with inset downlighters, tiled floor and walls.

BEDROOM TWO 11' 11" x 11' 10" (3.63m x 3.61m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, built in double wardrobe.

BEDROOM THREE 11' 11" x 7' 9" (3.63m x 2.36m) Double glazed window to front aspect, radiator, built in double wardrobe, coved to smooth ceiling.

BEDROOM FOUR 8' 5" x 6' 11" (2.57m x 2.11m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

BATHROOM Obscure double glazed window to side aspect, airing cupboard, heated towel rail, panelled bath with mixer taps, close coupled WC, vanity wash hand basin, shower cubical, smooth ceiling with inset downlighters, tiled floor and walls.

REAR GARDEN 0.23 Acre Plot Mostly laid to lawn and backing onto fields, paved patio area, side access, fitted sheds to one side of house, greenhouse, TIMBER SUMMERHOUSE.

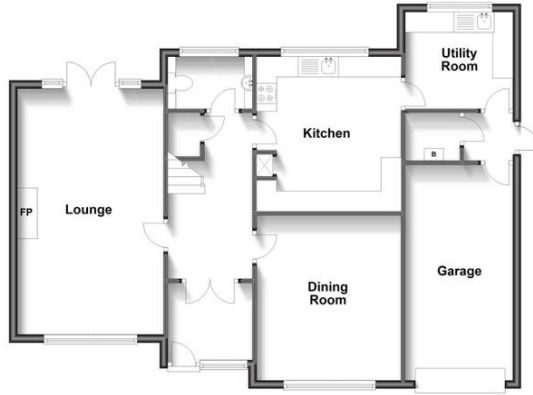
FRONT GARDEN Shingled in and out driveway providing parking for several cars leading to garage.

GARAGE 17' 6" x 8' 8" (5.33m x 2.64m) Power and light connected, up and over door to front aspect.

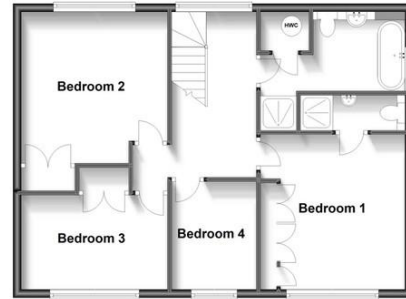


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

Ground Floor
Approx: 77.6 sq. metres (835.4 sq. feet)



First Floor
Approx: 65.2 sq. metres (701.4 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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