

14 Little Norsey Road, Billericay CM11 1BL
Offers in Excess of £1,000,000



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**** SALE AGREED BY ASHTON WHITE **** Located in one of north Billericay's most sought after tree lined roads is this spacious five bedroom detached family home, offering versatile living accommodation, ample parking and a mature 90' south/west facing garden. The house is situated in the popular Buttsbury/Mayflower area, close to Norsey Woods and Billericay train station is a 15 minute walk away.

The impressive entrance is enhanced by double doors opening into a large hall which flows through to the snug/reception area. There is a ground floor cloakroom and dining room to the front. Further down the hall is a study and to the rear an exceptionally spacious living room with a feature fireplace and bi-folding doors opening onto the garden patio. The living room opens into the kitchen/breakfast room, with a further set of bi-folding doors. The kitchen is fitted with a comprehensive range of storage cupboards, drawers and worktops, with ample space for a breakfast table and chairs overlooking the lovely garden. There is a separate utility room with a door leading out to the sideway and garden.

Up on the first floor is a large landing area giving access to the five double bedroom and family bathroom. The main bedroom is packed with features including floor to ceiling doors opening onto a balcony, walk-in wardrobe/dressing room and ensuite shower room. The second bedroom, also situated to the front has the benefit of an ensuite shower room. There are three further double bedrooms and a family bathroom.

To the front of the house is a wide gravel driveway offering ample off road parking. To the rear is the mature 90' south/west facing garden; well screened by mature shrubs and trees with a large paved patio area, pergola and a pathway to the rear with a further paved seating area and garden shed.





IMPRESSIVE ENTRANCE HALL
GROUND FLOOR CLOAKROOM
LIVING ROOM
21'8 x 16'10 max (6.60m x 5.13m max)

DINING ROOM
12'7 x 12 (3.84m x 3.66m)

SNUG
14 x 8'10 (4.27m x 2.69m)

STUDY
12'7 x 6 (3.84m x 1.83m)

KITCHEN/BREAKFAST ROOM
19'8 x 8 (5.99m x 2.44m)

UTILITY ROOM
10 x 8'10 (3.05m x 2.69m)

SPACIOUS FIRST FLOOR LANDING

MAIN BEDROOM WITH BALCONY
13'6 x 13'2 max (4.11m x 4.01m max)

WALK-IN WARDROBE/DRESSING ROOM
11 x 6'9 max (3.35m x 2.06m max)

EN-SUITE SHOWER ROOM
8'2 x 5'4 (2.49m x 1.63m)

BEDROOM TWO
13 x 11 (3.96m x 3.35m)

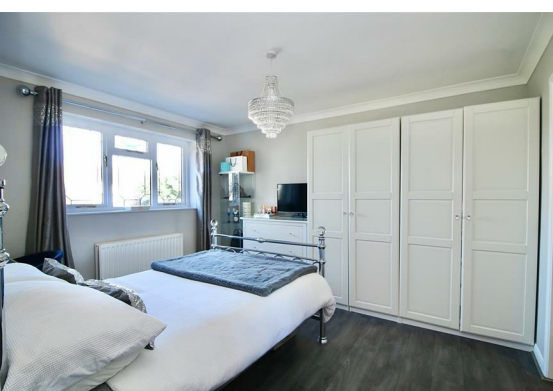
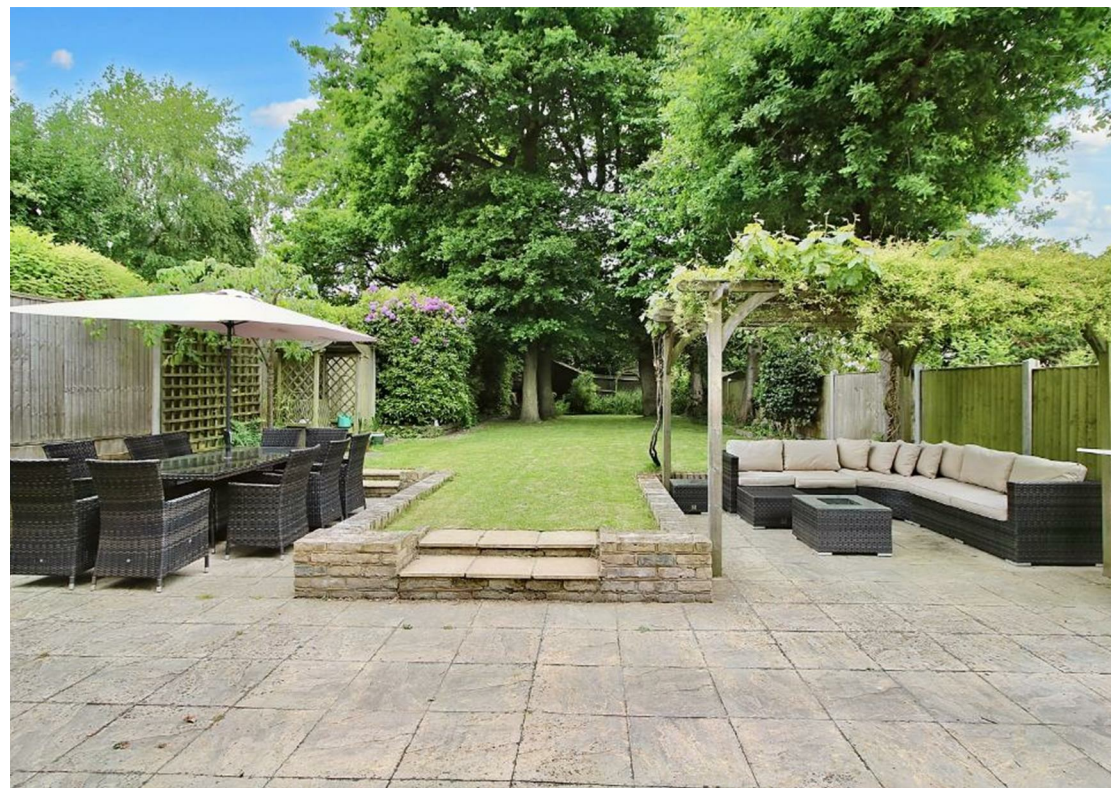
EN-SUITE SHOWER ROOM
8 x 6'4 (2.44m x 1.93m)

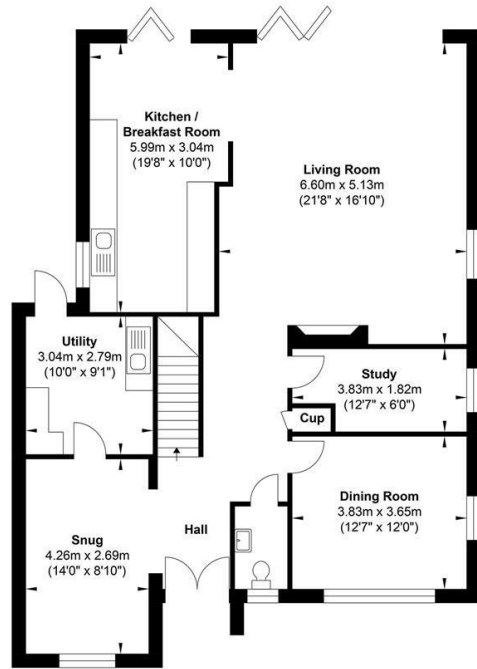
BEDROOM THREE
12 x 11 (3.66m x 3.35m)

BEDROOM FOUR
12'3 x 9 (3.73m x 2.74m)

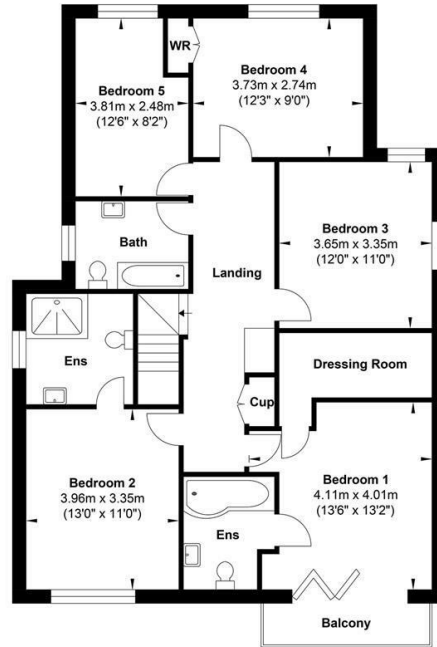
BEDROOM FIVE
12 x 8'2 (3.66m x 2.49m)

FAMILY BATHROOM
8'2 x 6'8 (2.49m x 2.03m)





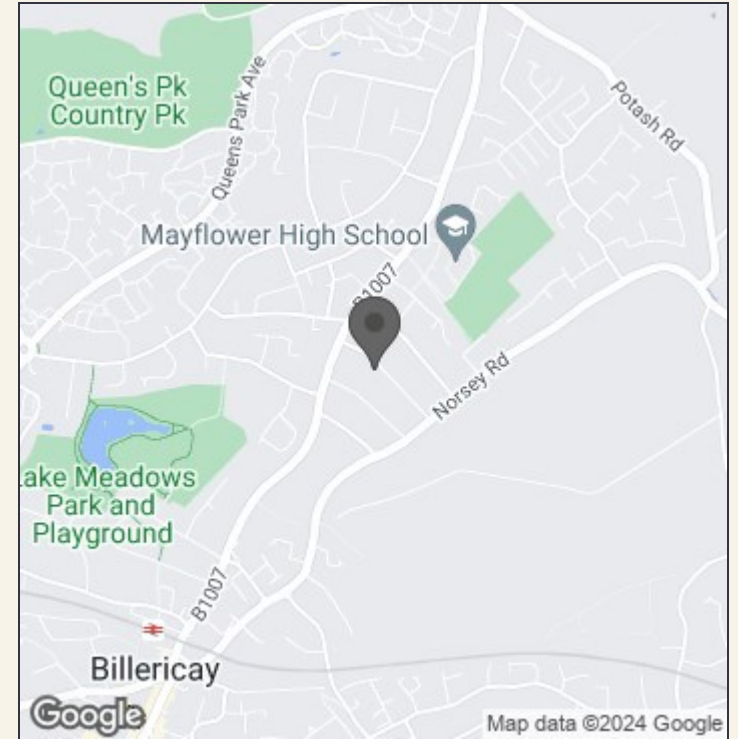
Ground Floor



First Floor

Gross Internal Floor Area : 211.43 m2 ... 2275.8 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 80 |
| (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 | |



**140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
<https://www.ashtonwhite.co.uk>**

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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