




Deerbank Road, Billericay, CM11 1BB  
£1,950,000

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# Tattons Deerbank Road Billericay CM11 1BB

**\*\*SALE AGREED BY ASHTON WHITE\*\***An outstanding five bedroom detached house, situated in arguably the best private road in Billericay. This stunning home offers spacious accommodation set over 3 floors, extending to around 3,500 sqft plus a high quality subterranean games room and a timber summerhouse/gym. This exceptional home has an enviable outlook, backing directly onto Norsey Woods, yet remains within easy walking distance of Billericay train station and High Street.

You enter the house into an impressive and welcoming hall with a feature textured stone wall and oak staircase leading to the first floor. To the front is the stylish living room, featuring a media wall and surround sound cinema system. There is a separate dining/family room, currently being used as a playroom which also links through to the outstanding orangery and open-plan kitchen featuring integrated appliances and a large granite topped island breakfast bar. The views from the panoramic windows are quite outstanding, taking in the beautifully landscaped gardens and woodland backdrop. There is a separate utility room and a ground floor 'wet room' shower. Up on the first floor are four of the bedrooms, including a beautiful bedroom suite, with dressing room and en-suite. There is a further large en-suite bedroom, two further bedrooms and a shower room. Up on the second floor is the master bedroom, offering exceptional space including a walk-in wardrobe and across the landing a large en-suite shower room.

To the front of the house is an in & out block paved driveway offering extensive parking and leading to the integral double garage with an electric door and containing the recently installed boiler. To the rear is the stunning professionally landscaped garden which extends to 150' containing a swim spa pool and deck, with steps down to the subterranean games room with bi-fold doors onto a lower white stone patio, children's play area and timber summerhouse/gym.







**IMPRESSIVE RECEPTION HALL**

**STYLISH LIVING ROOM**

15 x 14'5 (4.57m x 4.39m)

**DINING/FAMILY ROOM**

13 x 12'6 (3.96m x 3.81m)

**OPEN-PLAN**

**KITCHEN/ORANGERY**

34 x 27'6 max (10.36m x 8.38m max)

**UTILITY ROOM**

**GROUND FLOOR CLOAKROOM**

**SECOND FLOOR MASTER**

**BEDROOM SUITE**

17'6 x 16'4 (5.33m x 4.98m)

**FIRST FLOOR BEDROOM SUITE**

27 max x 14 (8.23m max x 4.27m)

**BEDROOM THREE WITH EN-**

**SUITE**

15'2 x 14'5 (4.62m x 4.39m)

**BEDROOM FOUR**

13 x 12'8 (3.96m x 3.86m)

**BEDROOM FIVE/STUDY**

12'6 x 7'6 (3.81m x 2.29m)

**SHOWER ROOM**

**DOUBLE GARAGE**

18'9 x 13'9 (5.72m x 4.19m)

**GAMES ROOM**

18'6 x 14'10 (5.64m x 4.52m)

**SUMMER HOUSE/GYM**

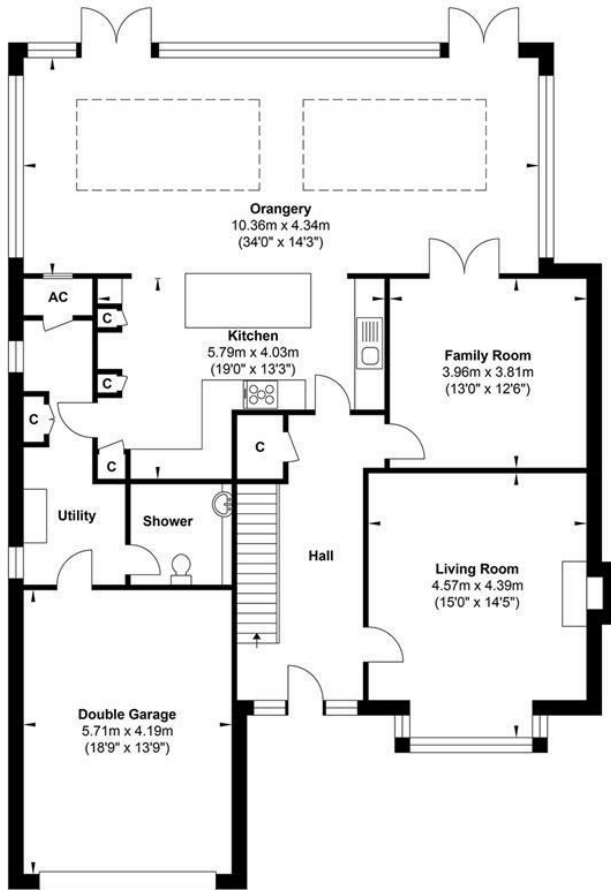
**SWIM SPA WITH**

**HYDROMASSAGE**

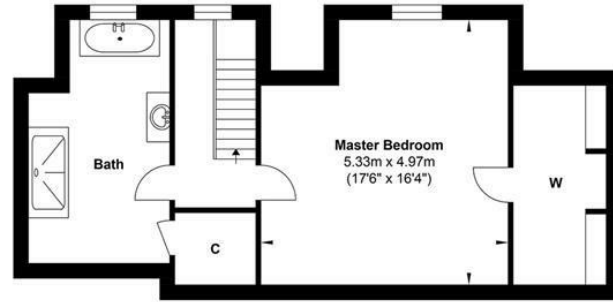
18'0" x 8'2" (5.5 x 2.5)



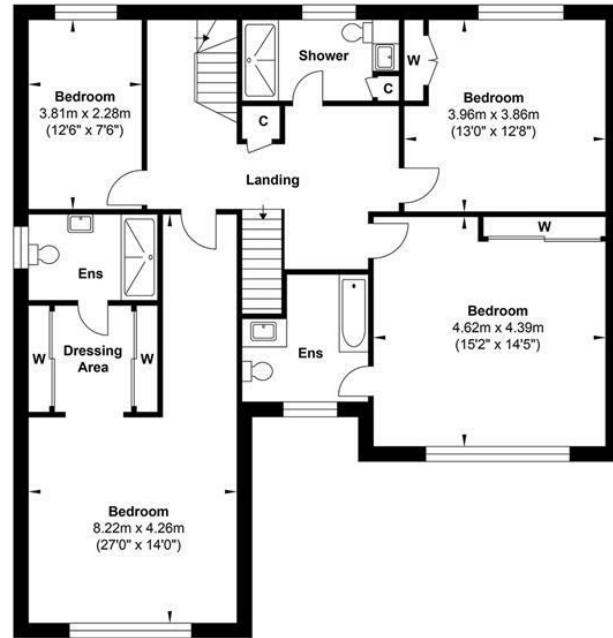




**Ground Floor**



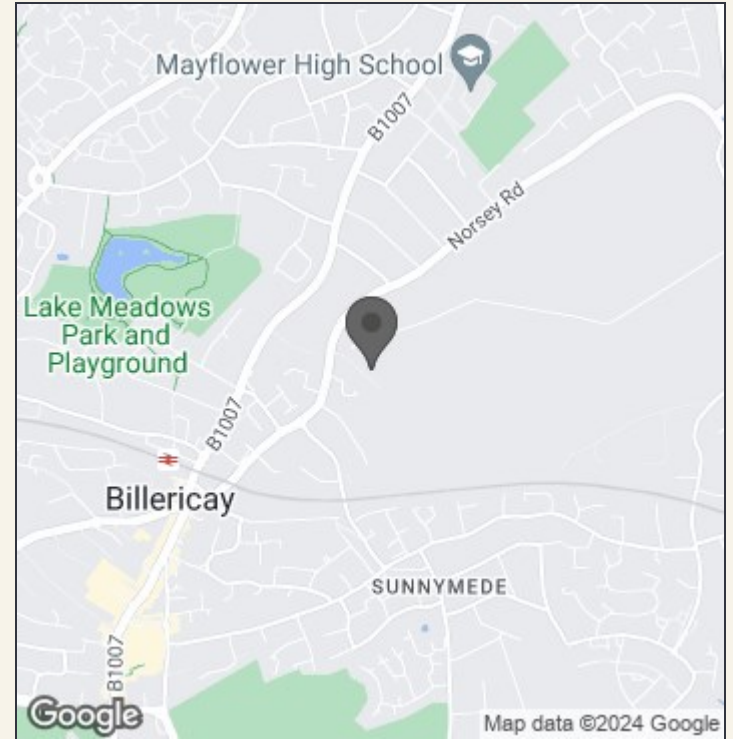
**Second Floor**



**First Floor**

**Gross Internal Floor Area : 322.7 m2 ... 3473.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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