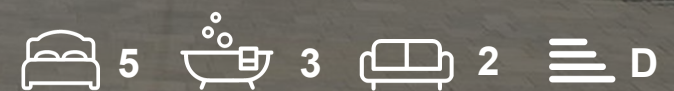




8 Burntwood Close, Billericay CM12 9HE

£1,150,000



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****SALE AGREED BY ASHTON WHITE****
A stunning and highly appointed, contemporary style, five-bedroom family home in rarely available location, and within very convenient walking distance of Billericay High Street, railway station and Quilters School.

The property, substantially extended, and considerably updated in recent years by the present owners offers over 2000 sq.ft of well-presented accommodation over two floors.

Upon entering the long, impressive reception hall, a staircase rises to the galleried landing which is complimented by glass and solid oak joinery blending perfectly with lovely herringbone patterned, Amtico style flooring extending throughout. A spacious living room, modern shower room and separate utility room can also be found off the hallway.

The superb kitchen/family room is undoubtedly the most notable area of the property and extends across the entire rear of the house enhanced with two sets of bi-folding doors opening to the rear patio terrace. The bespoke kitchen area separated from the living area by a large island unit, topped with quartz and room for seating on one side. Floor-ceiling fitted cabinets span one entire wall incorporating high-end appliances and sink with Quorke tap.

From the first-floor landing there is access to five good size bedrooms, the master featuring a lovely glazed Juliet balcony to enable views over the rear garden, bespoke fitted wardrobes to one wall and luxury en-suite shower. The family bathroom is nicely finished with modern contemporary white sanitaryware and dark tiling to walls.

Outside, the property is nicely set back from the road behind a tall brickwork wall along the front boundary behind which there is parking for several cars. The rear garden extends to approx. seventy feet in length and commences with paved patio terrace and step upto lawn with further raised timber deck incorporating a "Swim Spa". Large versatile Log Cabin which is currently used as a changing room.





RECEPTION HALL
17'0 x 9'0 (5.18m x 2.74m)

LIVING ROOM
21'8 x 10'8 (6.60m x 3.25m)

RECEPTION ROOM
11'11 x 7'9 (3.63m x 2.36m)

GROUND FLOOR W.C.

UTILITY ROOM
6'0 x 5'2 (1.83m x 1.57m)

KITCHEN/FAMILY ROOM
28'4 x 15'2 max (8.64m x 4.62m max)

MASTER BEDROOM
13'6 max x 15'4 (4.11m max x 4.67m)

EN-SUITE SHOWER

BEDROOM TWO
17'0 x 10'9 (5.18m x 3.28m)

BEDROOM THREE
14'6 x 9'2 (4.42m x 2.79m)

BEDROOM FOUR
11'6 x 10'9 (3.51m x 3.28m)

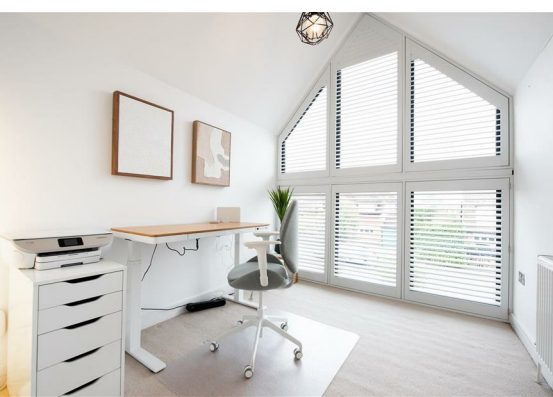
BEDROOM FIVE
9'8 x 8'5 (2.95m x 2.57m)

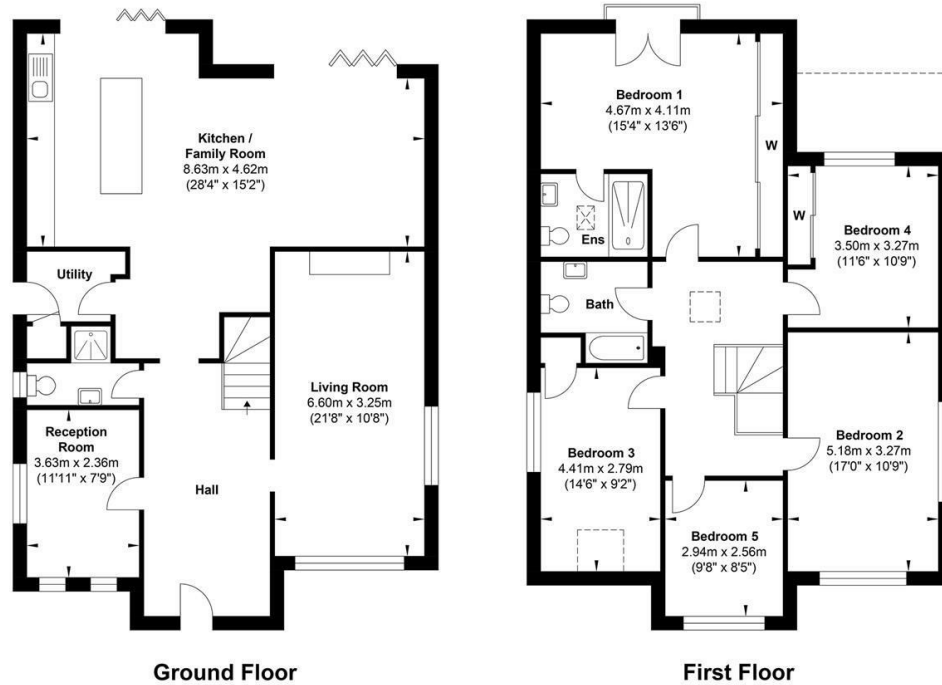
FAMILY BATHROOM

REAR GARDEN
70 x 35 (21.34m x 10.67m)

SWIM SPA & CHANGING ROOM

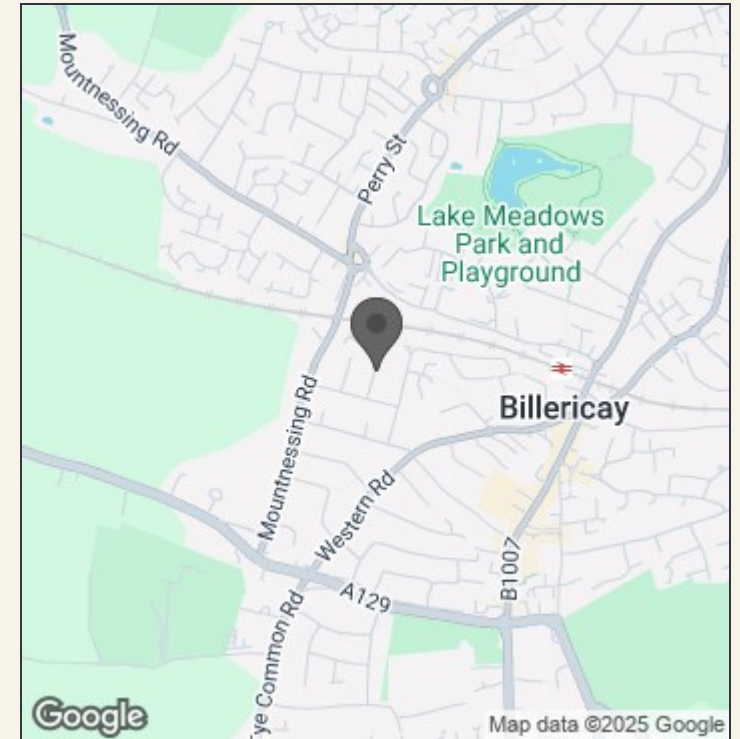
PARKING FOR SEVERAL CARS





Gross Internal Floor Area : 191.02 m2 ... 2056.12 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		84
(81-91) B		
(69-80) C		64
(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



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

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