

36 Bridgecote Lane, Noak Bridge Village, Basildon, SS15 4BW
Offers In Excess Of £700,000



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Set within the idyllic and sought-after Noak Bridge Village conservation area, this beautifully maintained and extended four bedroom detached home offers almost 1,800 sq ft of character-rich accommodation. Owned since new, it blends timeless charm with thoughtful modern enhancements.

A white picket fence and landscaped front garden leads you to the entrance with a welcoming hallway with a built-in storage cupboard. The spacious ground floor includes a 32ft lounge with an impressive Inglenook-style fireplace, a 20ft triple-aspect dining room, with built-in storage, perfect for entertaining, and a bespoke fitted kitchen, featuring granite worktops, Rangemaster cooker and a delightful breakfast area with fitted seating.

Upstairs, the main bedroom suite offers triple-aspect views and ample space, a dressing room/office, and a Victorian-style en-suite bathroom. There are three additional bedrooms, one featuring bespoke fitted storage and bed base, and a stylish modern shower room and separate WC.

The professionally landscaped rear garden includes multiple seating areas, Indian sandstone paths, mature planting, water features, lighting, and an irrigation system. To the rear is the garage with electric roller doors to front and rear, giving direct access to the garden, along with double parking on a gravel driveway and visitor parking. Additional features include insulated side storage with power and lighting, ideal for extra appliances.

Nearby is the village pharmacy, doctors surgery and a convenience shop/post office, Noak Bridge primary school and the local nature reserve. With easy access to the A127 (0.7 miles) and Basildon train station (2 miles), Laindon train station (2.5. miles).





HALL
10'4 x 6'10 (3.15m x 2.08m)

LIVING ROOM
32'10 x 9'6 (10.01m x 2.90m)

DINING ROOM
20'8 x 12'5 max (6.30m x 3.78m max)

KITCHEN
13'7 x 8'9 max (4.14m x 2.67m max)

BREAKFAST ROOM
10 x 7'6 (3.05m x 2.29m)

BEDROOM ONE
25'2 x 9'4 max (7.67m x 2.84m max)

DRESSING ROOM/OFFICE
9'4 x 7'6 (2.84m x 2.29m)

EN-SUITE BATHROOM
10'2 x 5'4 (3.10m x 1.63m)

BEDROOM TWO
13 x 10'8 (3.96m x 3.25m)

BEDROOM THREE
11 x 10'10 (3.35m x 3.30m)

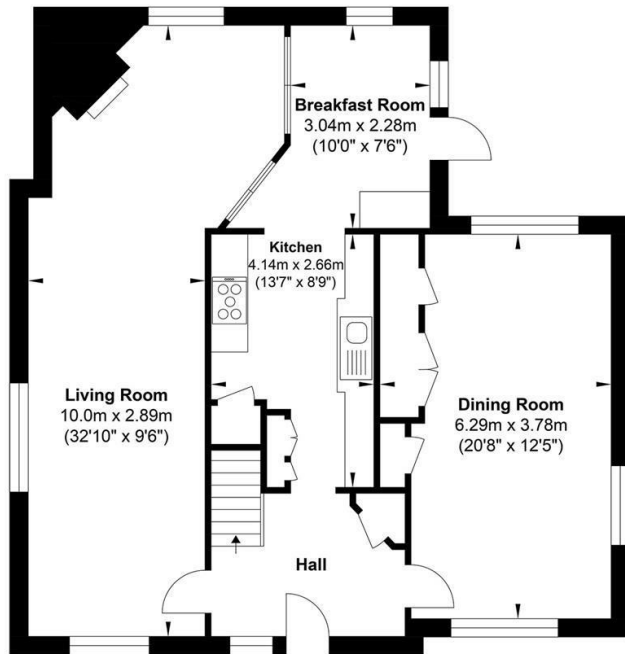
BEDROOM FOUR
10'8 x 7'7 (3.25m x 2.31m)

SHOWER ROOM
10'2 x 4 (3.10m x 1.22m)

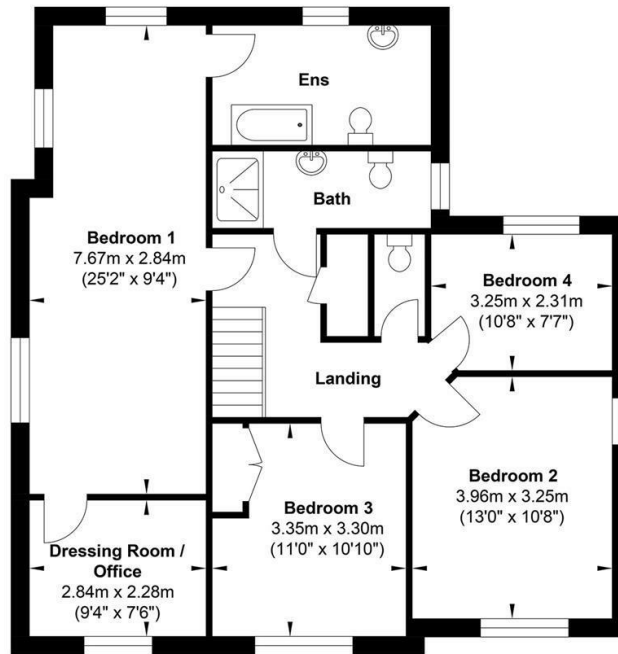
CLOAKROOM
5'6 x 2'9 (1.68m x 0.84m)

GARAGE





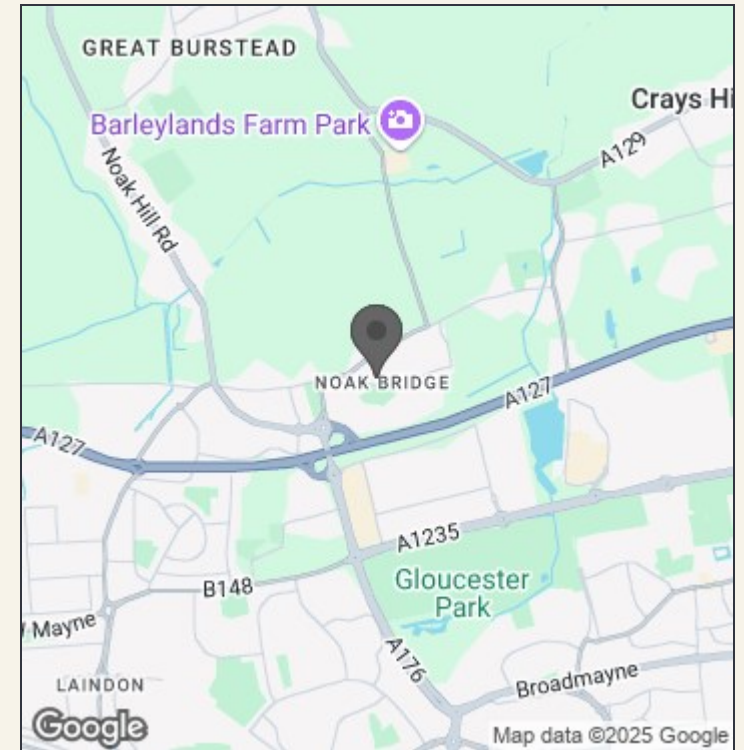
Ground Floor



First Floor

Gross Internal Floor Area : 166.2 m2 ... 1788.96 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		
(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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