

# ParaBar Estates



## Noak Hill Road, Billericay

Asking Price £1,050,000

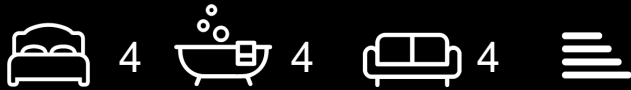
- STUNNING EXECUTIVE STYLE HOME OFFERING APPROACHING 3000 SQ FT
- FOUR RECEPTION ROOMS
- IMPRESSIVE HIGH CEILINGS TO BOTH FLOORS
- BRICK BUILT GARDEN ROOM
- FOUR SPACIOUS DOUBLE BEDROOMS
- FOUR BATHROOMS
- DOUBLE LENGTH GARAGE
- 22 FT MASTER BEDROOM WITH DRESSING ROOM
- FEATURE CENTRAL ARCH WINDOW MAXIMIZING LIGHT TO GALLERIED LANDING
- SOUTH WEST FACING GARDEN

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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\* STUNNING EXECUTIVE STYLE HOME OFFERING APPROACHING 3000 SQ FT \* FOUR SPACIOUS DOUBLE BEDROOMS \* 22 FT MASTER BEDROOM WITH DRESSING ROOM \* FOUR RECEPTION ROOMS \* FOUR BATHROOMS \* FEATURE CENTRAL ARCH WINDOW MAXIMIZING LIGHT TO GALLERIED LANDING \* IMPRESSIVE HIGH CEILINGS TO BOTH FLOORS \* DOUBLE LENGTH GARAGE \* SOUTH WEST FACING GARDEN \* BRICK BUILT GARDEN ROOM \* Situated on one of Billericay's premier roads is this stunning four bedroom, four bathroom detached Family home. Built by the current owners just over two decade ago, this impressive family home boasts character features such as : high ceilings, spacious entrance hallway with bespoke built oak staircase leading up to an extremely impressive galleried landing with beautiful feature arch window, Generous 22 x 18 ft Master bedroom with dressing room, three further double bedrooms and four reception rooms. The property also offer a a double length garage & brick built garden room to the South West facing garden. The property has been Kept in immaculate condition by the Owners. Council tax band E



Council Tax Band: E



**ENTRANCE HALL**

12'2" x 11'9"

**LIVING ROOM**

21'6" x 11'8"

**DINING ROOM**

15'7" x 10'3"

**KITCHEN DINER**

30'8" x 13'2"

**FAMILY ROOM**

19'8" x 13'7"

**UTILITY ROOM**

13'2" x 7'7"

Access to ground floor cloakroom

**CLOAKROOM****STUDY / RECEPTION FOUR**

13'1" x 10'2"

**FIRST FLOOR****GALLERIED LANDING**

18'5" x 12'5"

**MASTER BEDROOM**

22'3" x 18'6"

Access to walk in wardrobe & ensuite

**WALK IN WARDROBE / DRESSING ROOM****ENSUITE SHOWER ROOM**

10'2" x 6'9"

**REAR BEDROOM**

14'6" x 14'0"

Access to ensuite

**ENSUITE SHOWER ROOM****FRONT L BEDROOM**

13'3" x 13'1"

Access to family bathroom

**FRONT R BEDROOM**

12'5" x 11'7"

Access to ensuite

**ENSUITE****FAMILY BATHROOM**

13'4" x 10'1"

**EXTERIOR**

Front: driveway for multiple vehicles

Rear : decked seating area, hot tub, brick built garden room.

**GARDEN ROOM**

20'0" x 11'10"

**DOUBLE LENGTH GARAGE**

35'5" x 8'6"





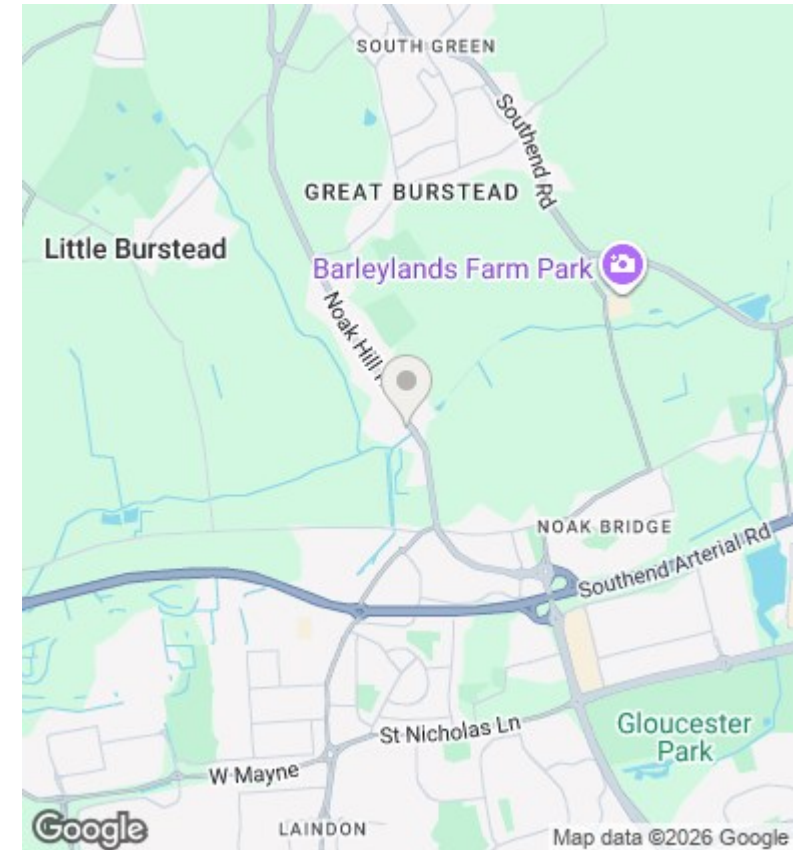




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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



## Directions

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## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

E

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>		
(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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