



23 Graham Close, Billericay CM12 0QW

Offers In Excess Of £875,000



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****ULTRA-MODERN TURN KEY FAMILY HOUSE**** An impressive four bedroom detached house, having been recently extended and renovated to an exceptionally high specification including air conditioned bedrooms, which includes a vaulted master bedroom suite with a dressing area and en-suite shower. The property is located in a popular cul-de-sac close to Buttsbury and Mayflower schools.

You enter the house into a welcoming hallway with bespoke fitted under stair storage cupboards and a ground floor cloakroom, fitted with a white suite. To the front of the house is a good-size home office with fitted storage, whilst to the opposite side of the hall, is a playroom/snug. Across the rear of the house is a stunning open-plan kitchen/family room, with exceptional natural light via a 2.4M wide glazed pivot door and a further bi-folding door onto the garden patio. The kitchen is fitted in a range of 'on-trend' grey units with contrasting quartz worktops and a range of high quality integrated appliances. There is a dining area and stylish seating area with feature acoustic wood panelling. There is a separate utility room with ample space for white goods and a cupboard housing the gas fired boiler.

Up on the first floor is the landing area which gives access to the four air conditioned bedrooms and family bathroom. The master bedroom suite features an impressive vaulted ceiling, a 'Sharps' bespoke fitted dressing area and an en-suite shower room. There are a further three well-proportioned bedrooms, and a family bathroom which is fitted with a white suite, including a shower/bath. To the front of the house is a block paved driveway providing off road parking for several vehicles. To the rear is the west facing garden which commences with a wide patio area and storage shed. The remainder of the garden is laid to lawn with fenced boundaries, which are un-overlooked from the rear.





RECEPTION HALL

19'5 x 6 (5.92m x 1.83m)

KITCHEN/FAMILY ROOM

25 max x 20'3 (7.62m max x 6.17m)

PLAYROOM/SNUG

15'9 x 7'6 (4.80m x 2.29m)

OFFICE

11'6 x 8'5 (3.51m x 2.57m)

GROUND FLOOR CLOAKROOM

UTILITY ROOM

9 x 5'6 (2.74m x 1.68m)

FIRST FLOOR LANDING

BEDROOM ONE

10'10 x 9'9 (3.30m x 2.97m)

DRESSING AREA

10'10 x 6 (3.30m x 1.83m)

EN-SUITE SHOWER ROOM

6'6 x 4 (1.98m x 1.22m)

BEDROOM TWO

13'8 x 10'10 max (4.17m x 3.30m max)

BEDROOM THREE

16 max x 8'6 (4.88m max x 2.59m)

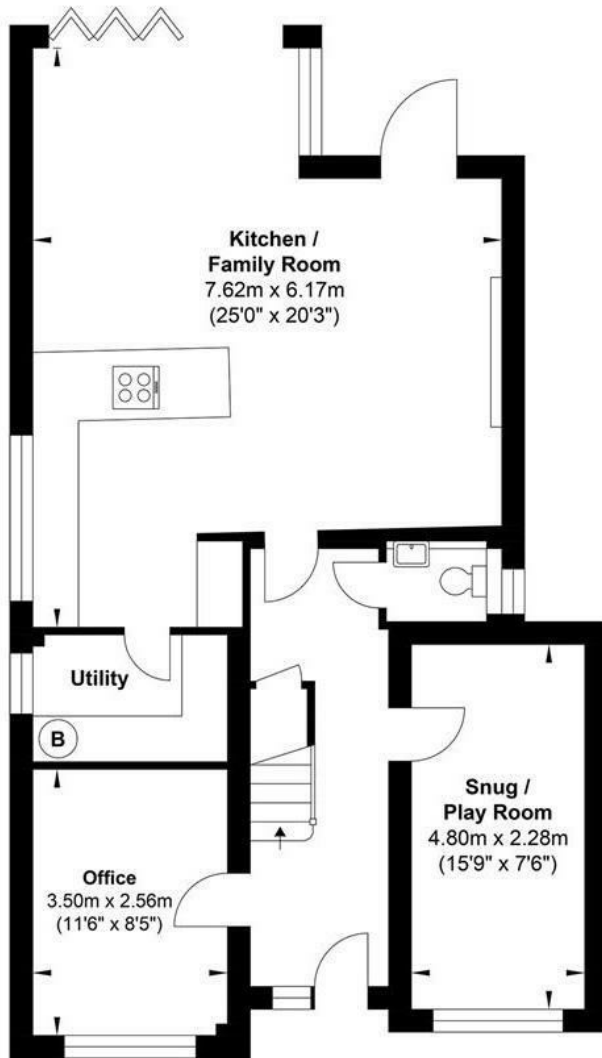
BEDROOM FOUR

8'8 x 8'6 (2.64m x 2.59m)

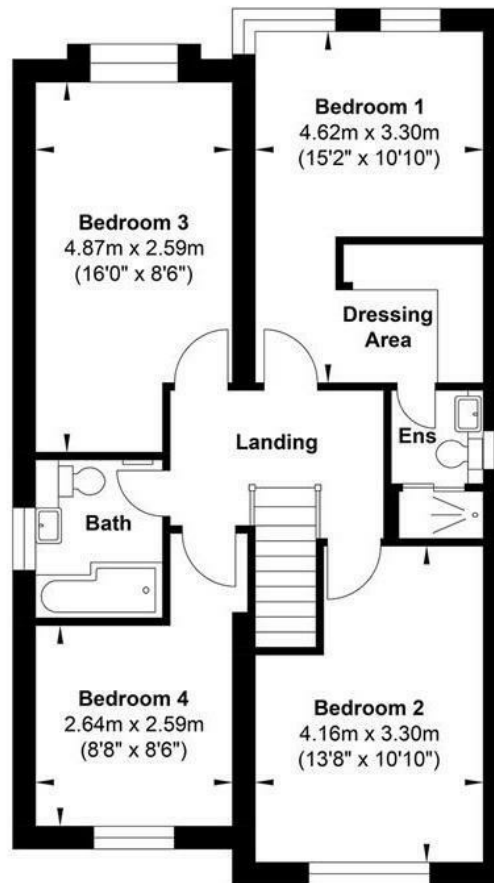
FAMILY BATHROOM

6'10 x 5'6 (2.08m x 1.68m)





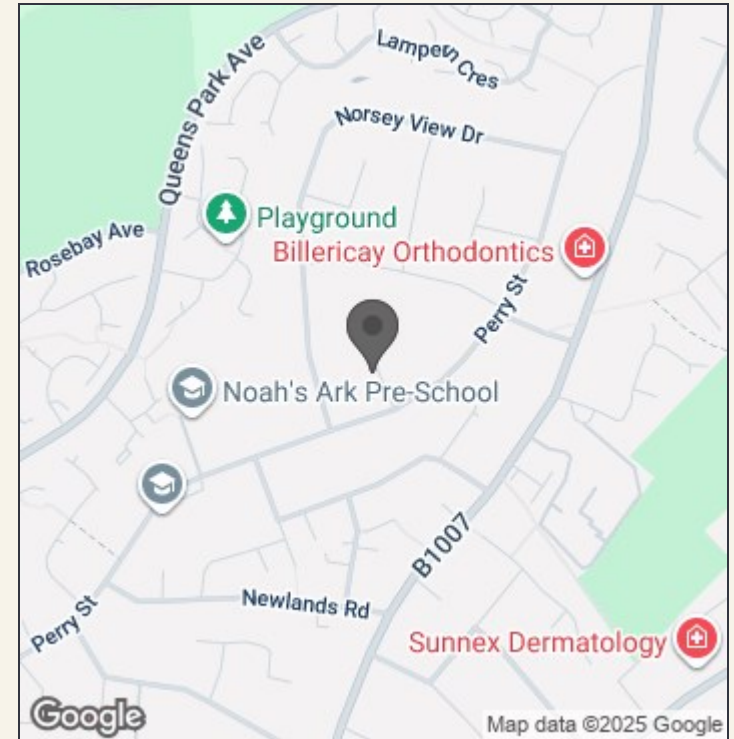
Ground Floor



First Floor

Gross Internal Floor Area : 139.93 m2 ... 1506 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	75	84
	EU Directive 2002/91/EC	



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