



## 26 Trinity Road, Billericay – CM11 2RT

£465,000 Freehold

Beautifully presented 3-bedroom semi-detached house which is spacious and modern. Immaculate kitchen diner with white high gloss units and integrated appliances, with bi-fold doors that seamlessly connect the indoors with the outdoors. A modern downstairs shower room, light-filled lounge and two double bedrooms with a third bedroom thoughtfully designed with fitted wardrobes for practical storage solutions. A fully tiled family bathroom on the first floor complete with a bath with shower over.

Council Tax band: D ~ EPC Energy Efficiency Rating: D



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**Hallway:** 9' 3" x 5' 0" (2.82m x 1.52m)

Laminate flooring with door and window to side.

**Kitchen / Diner:** 16' 10" x 10' 7" (5.13m x 3.23m)

Fitted gloss white units with contrasting black worktops, integrated fridge, freezer, separate under counter freezer, oven, gas hob and extractor. Space for washing machine and tumble dryer. Cupboard housing the combi boiler. Window to the side and bi-fold doors to the rear. Under stairs storage cupboard. Laminate flooring.

**Lounge:** 12' 10" x 11' 0" (3.91m x 3.35m)

Light filled room with hardwood flooring and spotlights to the ceiling.

**Shower Room:** 6' 3" x 4' 11" (1.91m x 1.50m)

With wash hand basin and WC both in vanity units, shower enclosure, tiled floor and half tiled walls. Window to the side and further ceiling Velux.

**Bedroom One:** 10' 11" x 10' 8" (3.33m x 3.25m)

Located at the front of the property with large window bringing in lots of light and feature inbuilt shelving .

**Bedroom Two:** 11' 2" x 7' 3" (3.40m x 2.21m)

Fitted furniture including wardrobes and double drawers.

**Bedroom Three:** 8' 8" x 5' 7" (2.64m x 1.70m)

Fitted furniture including wardrobe and dressing table.

**Family Bathroom:** 7' 1" x 5' 5" (2.16m x 1.65m)

'P' shaped bath with shower over, wash hand basin, WC and chrome towel rail.

