



97 Kennel Lane, Billericay, CM11 2SW

Offers In Excess Of £750,000

- FIVE BEDROOMS
- HIGH SPECIFICATION
- LANDSCAPED REAR GARDEN
- VIEWS OVER FIELDS
- BUILDING WARRANTY
- TWO EN-SUITES
- KITCHEN / LIVING SPACE
- LARGE HALLWAY
- NEARBY SCHOOLS & SHOPS
- READY TO MOVE STRAIGHT IN !

A substantial five bedroom, high specification new build family home, ready for immediate occupation, located on a corner plot, within the popular Great Burstead area of Billericay, overlooking open fields. This impressive property offers approximately 2,100 square feet of accommodation, set over three floors, including large 18ft entrance hallway, lounge to front aspect, ground floor W.C, inner hallway leading to the stunning open plan kitchen / dining / family room, with aluminium sliding patio doors, providing plenty of natural light. The kitchen is finished with a range of wall and base level units, island with storage, all finished with quartz worksurfaces. There is a generous range of appliances, which includes two AEG ovens, microwave, hot drinks machine, induction hob, dishwasher, wine cooler and free standing Samsung fridge / freezer. There is a separate utility room, providing useful storage space and room for a washing machine and tumble dryer. The ground floor benefits from underfloor heating with zone controls, Karndean flooring throughout and grey carpet to the lounge. The first floor is also fully carpeted, with four double bedrooms, the front two rooms enjoy elevated views over the open fields. There is also a fully tiled en-suite shower room to bedroom one, with luxury suite and double width shower cubicle. The fully tiled family bathroom is well appointed, with an L-shaped bath and rainfall shower above. To the second floor landing is a built-in eaves storage area, bedroom five has plenty of light from three Velux windows, there is also built-in storage cupboards across the full width of the room and an en-suite shower room, with large walk-in shower and fully tiled walls. Externally there is a block paved driveway with brick retaining wall, outside power points and lighting, side gate access, leading to the landscaped rear garden with porcelain paved patio area and turfed lawn with fenced boundaries. This sought after location is within walking distance of schools, convenience shops, bus routes and road links to the A127, Billericay High Street and Mainline Railway Station. For peace of mind the house will be offered with a 10 year Buildzone Warranty. Internal viewing is absolutely essential to appreciate the overall living space and standard of build.

5 3 2 B

Council Tax Band:



ENTRANCE HALLWAY

18'0" x 6'3"

INNER HALLWAY

12'5" x 9'6"

GROUND FLOOR W.C

7'1" x 3'4"

LIVING ROOM

14'3" x 13'9"

KITCHEN / DINING / FAMILY ROOM

20'8" x 19'5"

UTILITY ROOM

7'0" x 6'7"

FIRST FLOOR LANDING

14'4" x 4'8"

BEDROOM ONE

15'9" x 10'3"

EN-SUITE SHOWER ROOM

7'2" x 6'11"

BEDROOM TWO

16'6" x 8'0"

BEDROOM THREE

15'9" x 8'9"

BEDROOM FOUR

11'9" x 11'0"

FAMILY BATHROOM

7'9" x 6'5"

SECOND FLOOR LANDING

5'8" x 3'2"

BEDROOM FIVE

14'6" x 13'2"

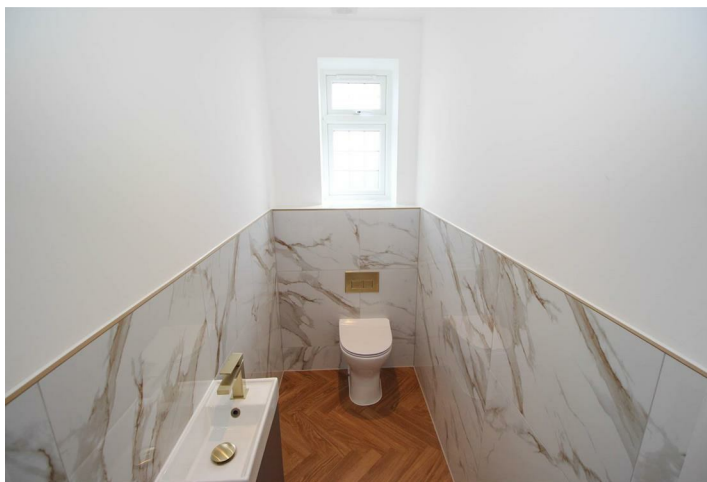
EN-SUITE SHOWER ROOM

8'1" x 5'10"

LANDSCAPED REAR GARDEN

50'0" x 25'0"

10 YEAR BUILDZONE WARRANTY





Viewings

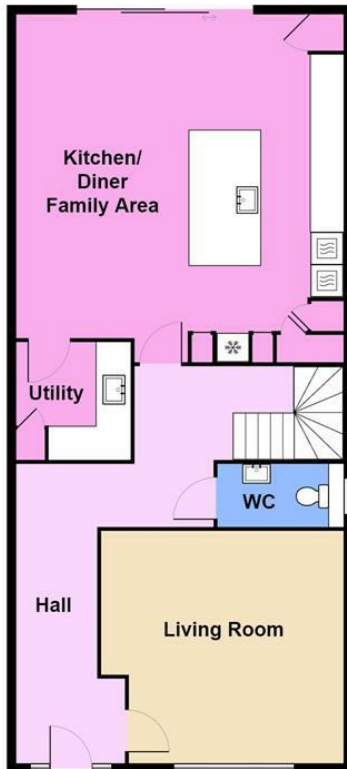
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

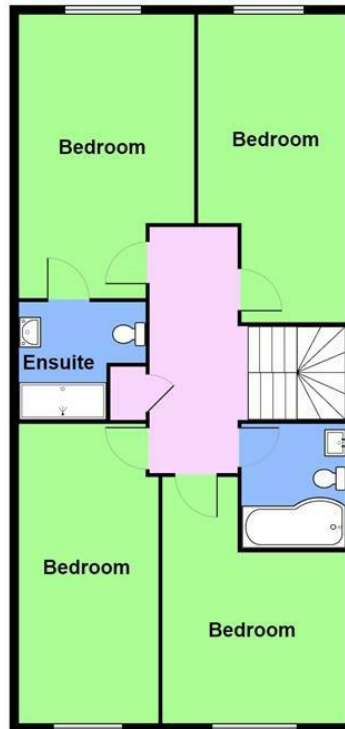
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

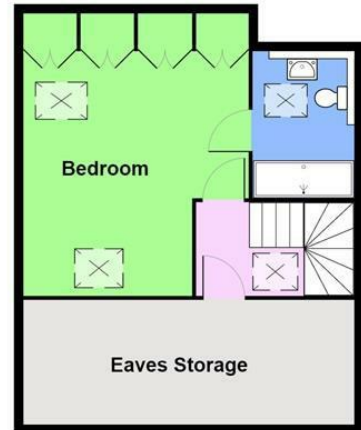
Ground Floor
Area: 79.6 m² ... 856 ft²



1st Floor
Area: 75.3 m² ... 810 ft²



2nd Floor
Area: 42.9 m² ... 461 ft²



Total Area: 197.7 m² ... 2128 ft²

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.



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