



7 Burntwood Close, Billericay, CM12 9HE

Guide Price £950,000

- ABSOLUTELY STUNNING AND EXTENDED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- LIVING ROOM WITH BI-FOLDING DOORS
- STUDY AND UTILITY ROOM
- BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO STATION, HIGH STREET AND EXCELLENT LOCAL SCHOOLS
- TWO ENSUITES
- BEAUTIFUL KITCHEN / DINER WITH PART VAULTED CEILING
- DOUBLE GARAGE
- VIEWING IS ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE THIS STUNNING HOME

STUNNING AND BEAUTIFULLY, EXTENDED FAMILY HOME IN PREMIER LOCATION, CLOSE TO HIGH STREET, MAINLINE STATION AND THE QUILTERS PRIMARY SCHOOL with outstanding Ofsted rating. From the moment you approach the property and step inside the imposing entrance hall, you cannot fail but to be impressed with this beautifully presented family home, which has been meticulously improved by the current owners. On the ground floor is a cloakroom, study and useful utility room. However the real USP is the fabulous extension with its part vaulted ceiling housing the kitchen / dining room with a glazed rear wall, bi-folding doors, with electric blinds and two skylights which floods the room with natural light. Been refitted in 2020 the eye and base level units have quartz work surfaces over, central island with Quartz work surface, inset sink, storage cupboards, temperature controlled wine fridge, built in Neff combined oven and microwave, Rangemaster cooker, AEG dishwasher, smooth ceiling with downlighters, three vertical radiators and laminate flooring. Also benefitting from bi-folding doors onto the rear garden is the living room, which has double doors opening into the kitchen / diner, making it ideal for entertaining. On the first floor are four double bedrooms, with the master bedroom having bespoke wardrobes, and a good sized en-suite which has been refitted with a walk in shower, rainfall shower head, vanity wash hand basin, low level W.C. Bedroom two also benefits from an en-suite shower. A family bathroom with a white three piece suite completes the first floor. Externally the property is approached by a large block paved driveway, providing off road parking for multiple vehicles and leading to the attractive entrance porch and double integral garage measuring 15' x 13'10" with up and over door, courtesy door into utility room and wall mounted combination gas boiler, installed in 2023. The rear garden measures in excess of 50' and has a large paved patio, lawned area beyond and fenced boundaries.



Council Tax Band: G



ENTRANCE HALL

16' reducing to 9'5" x 10'

GROUND FLOOR CLOAKROOM

6'1" x 3'1"

LIVING ROOM

16'3" x 12'11"

KITCHEN / DINER

25' x 15'3"

UTILITY ROOM

7'5" x 6'3"

STUDY

10' x 7'

BEDROOM ONE

14'11" x 12'1"

ENSUITE

11'2" x 5'5"

BEDROOM TWO

11'10" reducing to 10'2" x 11'7"

ENSUITE

7'3" x 3'3"

BEDROOM THREE

10'11" x 10'10"

BEDROOM FOUR

10'11" x 8'9"

BATHROOM

7'9" x 6'1"

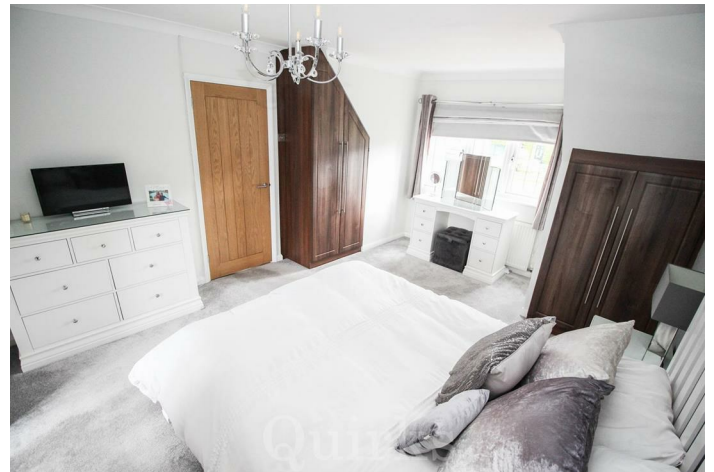
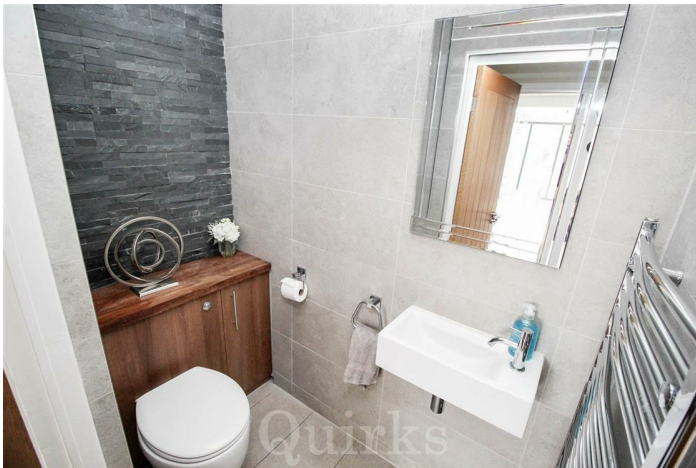
REAR GARDEN

in excess of 50'

DOUBLE GARAGE

15' x 13'10"

LARGE BLOCK PAVED DRIVEWAY





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	



1st Floor
Area: 73.6 m² ... 792 ft²



Total Area: 176.7 m² ... 1902 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.