



25 Norsey View Drive, Billericay, CM12 0QR

Offers In Excess Of £745,000

- 100FT, WEST FACING REAR GARDEN
- LIVING ROOM WITH BI-FOLD DOORS
- BATHROOM & SHOWER ROOM
- NO ONWARD CHAIN
- OUTBUILDING / SUMMERHOUSE
- OPEN PLAN KITCHEN / DINER
- FOUR BEDROOMS
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS
- EXTENSIVE OFF ROAD PARKING
- WELL PRESENTED FAMILY HOME

Offered for sale with NO ONWARD CHAIN is this four bedroom detached family home, located in a sought after road in the Buttsbury / Mayflower catchment area. Externally the property offers an excellent size garden, measuring approximately 100ft in depth with a West facing aspect, enjoying the afternoon sun. There is a 18'8 x 12'5ft outbuilding, multi-purpose and would make an ideal home office or games room, with an extensive decking area outside for entertaining. The ground floor benefits from an extension, creating a spacious open plan layout, with a modern integrated kitchen/diner, including central island with additional storage space, there is also a utility / storage cupboard and a naturally light living room with lantern roof and bi-folding doors to the garden. To the front of the property is a dual aspect study / playroom, double bedroom and ground floor bathroom, finished with a modern white suite. To the first floor there are three double bedrooms and a family shower room. The Master Bedroom, has fitted wardrobes and a built-in airing cupboard, housing the hot water cylinder. To the front & side of the house is a vast space for parking multiple vehicles and side gate access to the rear garden. There is further scope to extend this property (subject to planning consent being granted)



Council Tax Band: E



ENTRANCE HALLWAY

8'6 x 5'11

GROUND FLOOR BATHROOM

7'0 x 5'10

GROUND FLOOR BEDROOM

11'11 x 10'4

STUDY / PLAYROOM

12'0 x 7'0

OPEN PLAN KITCHEN / DINER

20'9 x 17'11 reducing to 14'6

UTILITY / STORAGE CUPBOARD

5'11 x 3'11

LIVING ROOM

18'8 x 11'11

FIRST FLOOR LANDING

12 x 7'5

BEDROOM ONE

14'7 x 11'11 to back of wardrobes

BEDROOM TWO

12'6 x 11'1 reducing to 9'3

BEDROOM THREE

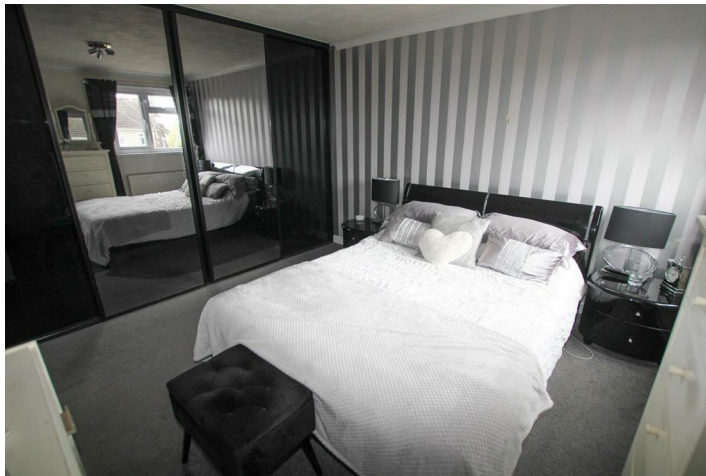
9'4 x 8'6

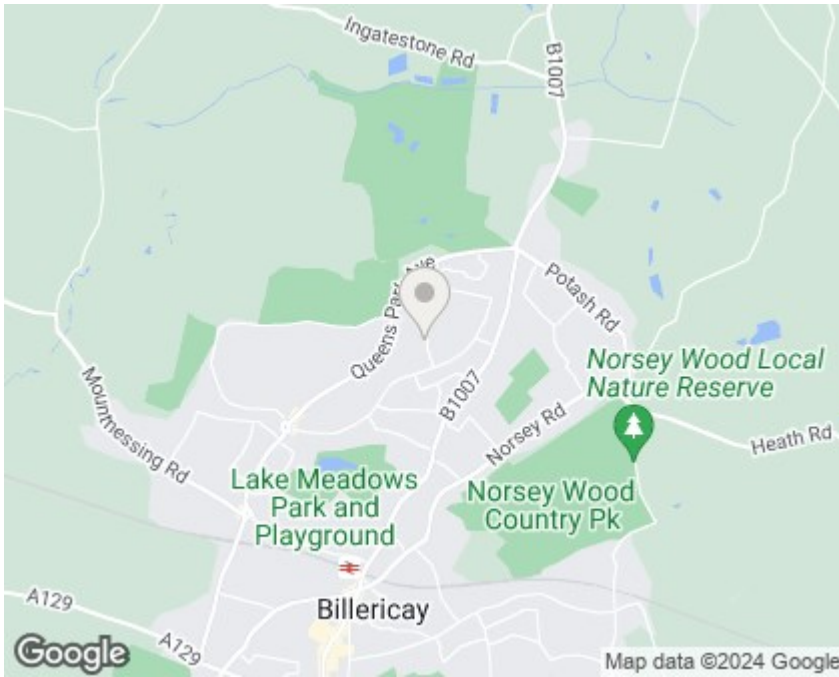
WEST FACING REAR GARDEN

100 in depth

OUTBUILDING / SUMMERHOUSE

18'8 x 12'5





Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.

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