



36 Quilters Drive, Billericay, CM12 9YE

Offers In Excess Of £670,000

- FOUR BEDROOMS
- INTEGRAL GARAGE
- LARGE 24'4" CONSERVATORY
- QUILTERS SCHOOL CATCHMENT AREA
- LIVING ROOM & DINING ROOM
- EN-SUITE, SHOWER ROOM & W.C
- SOUTH WEST FACING REAR GARDEN
- CLOSE PROXIMITY TO HIGH STREET
- MODERN INTEGRATED KITCHEN
- ALARM, SOLAR PANELS & MODERN BOILER

Situated in a sought after and quiet turning in the Quilters school catchment area, is this well presented four bedroom detached family home, with South West facing rear garden. This property features an intruder alarm system, fibre optic broadband, smart controlled curtains in the living room, smart controlled lighting, modern Worcester gas boiler, air conditioning to bedroom one and hot tub in the garden. Internal viewing is essential to see the accommodation available, with the benefit of a ground floor W.C, living room with feature fireplace, double doors leading to the separate dining room, which has sliding doors to the impressive, double glazed conservatory, measuring 24'4 x 13'2 reducing to 8'10". The modern kitchen has Neff integrated appliances including oven, microwave, four ring gas hob, dishwasher and washing machine. There is also a wine cooler and space for American style fridge / freezer. The first floor landing has access to the loft area and a built-in storage cupboard. Bedroom one has a range of fitted wardrobes and over bed cabinets, plus a fully tiled ensuite shower room. Bedroom two has a built in double wardrobe in addition to fitted wardrobes and over bed cabinets, the remaining two bedrooms are of a good size, with no box room in sight ! Externally there is an independent driveway, suitable for three cars, leading to the integral garage, which has potential for conversion (STPP) there is side gate access to the rear garden and extensive patio area, the hot tub and covered pergola can be included in the sale.

4 2 2 D

Council Tax Band: D



ENTRANCE HALLWAY
12'0 x 6'0 reducing to 3'1

GROUND FLOOR W.C
5'9 x 2'6

LIVING ROOM
16'8 x 11'8

DINING ROOM
10'5 x 9'4

KITCHEN
16'9 x 7'7

CONSERVATORY
24'4 x 13'2 reducing to 8'10

INTEGRAL GARAGE
15'3 x 7'8

FIRST FLOOR LANDING
9'9 x 3'2

BEDROOM ONE
16'0 x 11'8

EN-SUITE SHOWER ROOM
8'5 x 4'5 reducing to 2'5

BEDROOM TWO
11'6 x 7'11 max

BEDROOM THREE
11'1 x 8'2

BEDROOM FOUR
11'1 x 7'7

FAMILY SHOWER ROOM
7'6 max x 6'5

SOUTH WEST FACING REAR GARDEN
40 x 33





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			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1463 sq.ft. (135.9 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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