



1 Gainsborough Close, Billericay, CM11 2DB

Guide Price £745,000

- FOUR BEDROOMS
- PRIVATE CUL-DE-SAC LOCATION
- DETACHED DOUBLE GARAGE
- KITCHEN / BREAKFAST ROOM
- NEARBY SCHOOLS
- EN-SUITE & BATHROOM
- CORNER PLOT WITH SCOPE TO EXTEND (STPP)
- DINING ROOM & LIVING ROOM
- CLOSE TO HIGH STREET & MAINLINE STATION
- NO ONWARD CHAIN

Situated in a private cul-de-sac, shared with just three other properties, this four bedroom detached family home, offers a quiet but convenient location, only 0.3 miles from Billericay High Street. Occupying a corner plot, there is a 17ft x 17ft, detached double garage, with power, lighting and eaves storage space and off road parking for 2/3 cars. Side gate access leads to the secluded garden, with scope to extend (STPP) there is a storage shed, further hard standing for additional storage if needed, decked seating area, which benefits from the afternoon / evening sun. Internally the house has a sizeable entrance hallway with built-in storage, ground floor W.C, kitchen / breakfast room, with access to the garden and spaces for washing machine. tumble dryer and fridge / freezer. The dining room features double doors to the living room with fireplace and French doors to the rear garden. The first floor offers four bedrooms, bedroom one benefits from fitted wardrobes and over bed cabinets, leading to a light and spacious, modern en-suite shower room, which is fully tiled. There is a fully tiled family bathroom, with three piece white suite, serving the remaining three bedrooms and a landing area overlooking the front driveway, with access to the loft. This excellent location, provides easy access to the Mill Meadow Nature Reserve, convenience shops, schools and Billericay Mainline Railway Station.



Council Tax Band: F



ENTRANCE HALLWAY
13'11 x 6'9

GROUND FLOOR W.C
6'9 x 3'1

KITCHEN / BREKFAST ROOM
15'7 x 12'0 reducing to 11'1

DINING ROOM
12;0 x 8'11

LIVING ROOM
19'3 x 12'1

FIRST FLOOR LANDING
12'5 x 8'9 reducing to 6'1

BEDROOM ONE
12'2 x 11'3

EN-SUITE SHOWER ROOM
9'1 reducing to 6'3 x 5'5

BEDROOM TWO
11'5 reducing to 8'11 x 7'11

BEDROOM THREE
10'1 x 8'0

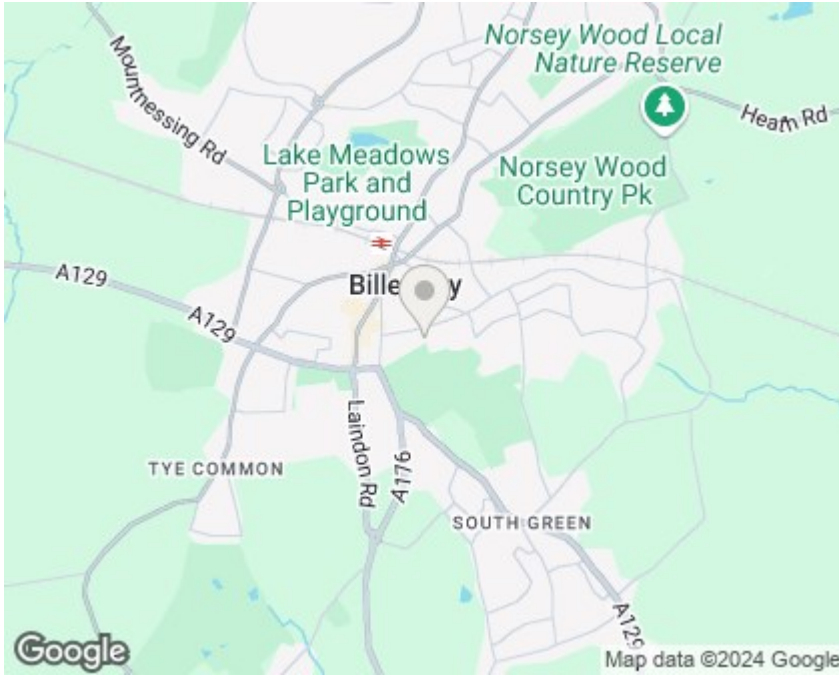
BEDROOM FOUR
8'11 x 7'9

FAMILY BATHROOM
6'8 x 6'2

DETACHED DOUBLE GARAGE
17'0 x 17'0

REAR GARDEN
51 x 30





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			78
(69-80) C			
(55-68) D		62	
(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: 62.4 m² ... 671 ft²



1st Floor
Area: 54.3 m² ... 584 ft²



Total Area: 116.7 m² ... 1256 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.



AIW Energy Assessors Limited
Energy Performance Certificates | Floor Plans
T: 01345 445215 | 01974 268495 | E: ianwillson@hotmail.co.uk