



## Harrington Lodge Broomhills Chase, Little Burstead, Billericay, CM12 9TE

**Guide Price £1,075,000**

- FOUR BEDROOMS
- 30FT KITCHEN / DINING / LIVING SPACE
- SUBSTANTIAL PLOT
- UTILITY ROOM
- BUILDZONE WARRANTY
- EN-SUITE & BATHROOM
- SEPARATE LOUNGE
- DETACHED DOUBLE GARAGE
- SEMI-RURAL LOCATION
- HIGH SPECIFICATION

A unique opportunity to acquire this substantial NEW BUILD, four bedroom detached bungalow, completed and READY FOR IMMEDIATE OCCUPATION, sitting on a THIRD OF AN ACRE PLOT backing woodland. This property is finished to a high specification throughout and supplied with a Buildzone Warranty. Nestled in a private development of just three new bungalows, in this sought after private road location, within the sought after Little Burstead Village. Enjoying a quiet position close to open countryside, Burstead Golf Course, schools, Gastro Pub, restaurants and just a short drive to the A127 and Billericay High Street, with it's Waitrose Supermarket & Mainline Railway Station. This sought after Village boasts all year round events including Burstead in Bloom and Music in the Meadow. Due for completion in October 23, this detached property offers a modern layout which includes, spacious entrance hallway with vaulted ceiling and cloaks cupboard & W.C, four bedrooms, two dressing areas, en-suite shower room, to bedroom one, which also features a vaulted ceiling, skylight windows and aluminium French doors, luxury family bathroom, utility room and an open plan kitchen / dining / living room, installed by Hutton Kitchens with granite worksurfaces, with a range of wall and base level units, integrated Siemens appliances, island, vaulted ceiling, with remote controlled skylight windows and aluminium sliding doors to the rear garden. Separate lounge with vaulted ceiling, skylight windows and aluminium sliding doors. In addition to the base specification is a fully installed alarm system complete with auto dial notification and smart alarm facility, high definition CCTV system including recordable hard drive, complete with remote access facility, Category 6 cable network wiring, provided in all bedrooms and kitchen / living room. Underfloor heating throughout all accommodation, LED downlighters to hallway, bathrooms and kitchen / living room, aluminium doors and windows throughout. Externally the property boasts a large rear garden, off road parking for several vehicles and detached double garage.



**ENTRANCE HALLWAY**

**14' 9 x 4' 1**

Vaulted ceiling, built in cloaks cupboard

**CLOAKROOM**

**6' 1 x 4' 1**

Modern white suite with half tiled walls, tiled flooring, vanity unit wash hand basin, low level W.C, bath with Hansgrohe fittings.

**LOUNGE**

**19' 0 x 12' 11"**

Vaulted ceiling, aluminium window to front aspect and sliding doors to rear garden, choice of flooring

**KITCHEN / DINING / LIVING ROOM**

**30' 5 x 14' 4 reducing to 12' 4"**

Vaulted ceiling with remote controlled skylight windows, aluminium sliding doors and window to rear aspect with tilt & turn mechanism. Luxury appointed kitchen from Messrs Hutton Kitchens, granite surfaces, a range of wall and base level units, full height storage cupboards to alcove, integrated Siemens appliances, island with breakfast bar, integrated sink and double sockets.

**UTILITY ROOM**

**8' 5 x 6' 2**

Luxury range of wall and base level units from Hutton Kitchens, integrated sink, free standing Siemens washer / dryer to be included.

**INNER HALLWAY**

**27' 0 x 3' 4"**

Three aluminium windows. overlooking the front aspect with tilt & close mechanism

**BEDROOM ONE**

**14' 3 x 12' 5**

Vaulted ceiling with skylight windows, French doors to front aspect

**EN-SUITE SHOWER ROOM**

**12' 5 x 4' 3**

Luxury shower room with half tiled walls, tiled flooring, low level W.C,

walk-in shower with Hansgrohe fittings, vanity wash hand basin, chrome towel rail with electrically controlled timer.

**BEDROOM TWO**

**15' 3 x 8' 5"**

Aluminium window with tilt & close mechanism

**BEDROOM THREE**

**9' 7 x 9' 2"**

Aluminium window with tilt & close mechanism

**DRESSING AREA**

**6' 0" x 5' 10"**

**BEDROOM FOUR**

**9' 7 x 9' 2**

**DRESSING AREA**

**5' 6" x 5' 5"**

**FAMILY BATHROOM**

**7' 4" x 5' 5"**

**DETACHED DOUBLE GARAGE**

**18' 6 x 17"**

electric roller door, side pedestrian door access, power and lighting connected

**OUTSIDE**

Externally the property enjoys a secluded position with a substantial plot of approximately a third of an acre, in this private development of just three detached, new build bungalows. 100ft x 94ft rear garden with views to the rear aspect over woodland, Indian sandstone paths and patio areas, turfing / seeding to rear garden and partial turfing / landscaping to front areas of the property. External wall lighting, waterproof power points to front and rear aspects. The driveway area to the side of the property will be block paved with space for several vehicles, in addition to the detached double garage.





## Viewings

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

## EPC Rating:

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

