



4 Trumpeter Court, Billericay, CM12 0HQ

Guide Price £575,000

- LINK DETACHED HOUSE
- THREE RECEPTION ROOMS
- BUILT IN STORAGE
- LOW MAINTENANCE GARDEN
- UNDER 1 MILE FROM STATION
- FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS
- GARAGE

Situated within easy walking distance of Billericay’s mainline railway station and high street, this Four-Bedroom Link-Detached House offers a fantastic blend of space and convenience. Upon entering, you are welcomed into a bright and airy entrance hall, which features a staircase leading to the first floor and access to the downstairs W.C. To the left, the spacious lounge boasts a bay window that allows plenty of natural light and flows seamlessly into the dining area. The dining space comfortably accommodates a six-seater table with additional room for other furniture, and sliding patio doors open directly onto the garden. Adjacent to the dining area, the modern kitchen is well-equipped with a gas hob, built-in double oven and grill, space for a fridge, and ample storage. A versatile additional reception room at the rear of the house provides extra living space and includes an internal door to the garage which offers ample storage with additional boarding and has plumbing for a washing machine / dishwasher. This floor also benefits from a convenient downstairs shower room. Upstairs, you’ll find four well-proportioned bedrooms—two generous doubles and two good-sized single rooms. The family bathroom features a three-piece suite with an over-bath shower. Externally, the well-maintained garden offers a mix of patio and lawn, framed by flower beds. To the front, the driveway provides parking for one car, with the potential to be extended for additional parking if needed.

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Council Tax Band: E



Entrance Hall
17'6 x 5'8

Lounge
12'5 x 12'7

Dining Room
12'4 x 9'5

Kitchen
12'3 x 8'7

Sitting Room
16'4 x 7'0

Downstairs Shower Room
5'8 x 2'6

Downstairs W.C
5'8 x 2'9

Landing
9'8 x 8'4

Bedroom One
12'7 x 9'8

Bedroom Two
10'4 x 9'8

Bedroom Three
8'5 x 6'2

Bedroom Four
8'8 x 5'2

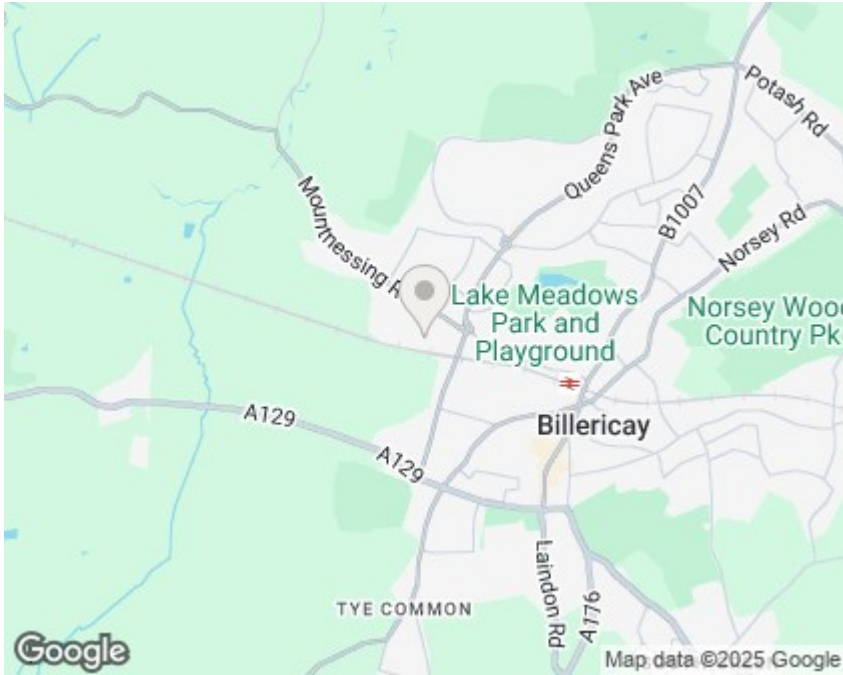
Family Bathroom
6'7 x 5'5

Garage
18'0 x 8'4

Garden

Driveway





Viewings

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

EPC Rating:

D

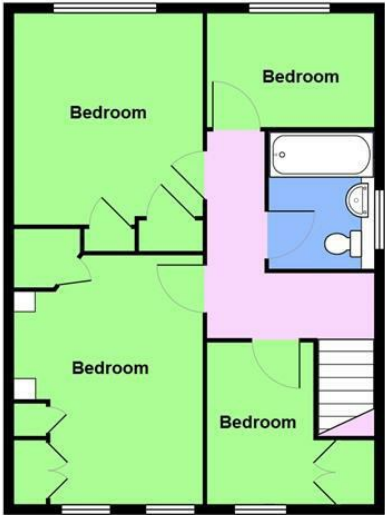
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Area: 72.1 m² ... 777 ft²



1st Floor
Area: 44.4 m² ... 478 ft²



Total Area: 116.5 m² ... 1255 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.

