

## 1 Cavell Road, Billericay, CM11 2HS

Offers In The Region Of £995,000

- SOUTH FACING GARDEN
- FIVE BEDROOMS
- HIGH SPECIFICATION THROUGHOUT
- THREE RECEPTION ROOMS
- NEARBY SCHOOLS & SHOPS
- OPEN PLAN KITCHEN / LIVING SPACE
- MASTER SUITE WITH DRESSING ROOM & EN-SUITE
- NEW BUILD WITH 10 YEAR WARRANTY
- SASH STYLE WINDOWS
- CLOSE PROXIMITY TO MAINLINE STATION



This impressive new build five bedroom detached family home, is constructed to a high standard throughout, set over three floors and measuring approximately 3,000 sq.ft. Upon entering the property you are immediately greeted by the eye catching entrance hallway, with wall paneling and under-stairs storage, the herringbone flooring leads through to the ground floor W.C and the stunning kitchen / living space, with bi-folding doors, lantern roof and well appointed kitchen with Bosch appliances, quartz worksurfaces and island with breakfast bar, there is a separate utility room with matching wall and base level units and spaces for washing machine & tumble dryer. There are two reception rooms to the front aspect, giving the option to have a study / playroom and separate family / tv room. The first floor offers three spacious double bedrooms, with double windows, the Master suite, has a fully fitted dressing room, with wardrobes and dressing table, opening to the luxury, fully tiled, en-suite bathroom, including double sink, vanity unit, heated towel rail, LED mirror & storage cabinet, W.C, free standing bath and separate shower. The main family shower room is an excellent size, fully tiled with vanity unit wash hand basin, LED mirror & storage cabinet, W.C, large walk-in shower, wall recess with feature lighting, heated towel rail. The naturally light landing area has built in storage, stairs lead up to the second floor, with a Velux window to the ceiling, there are two bedrooms on this level, with boarded eaves storage space. The second floor bathroom, is also fully tiled and thoughtfully configured, with a walk-in shower, separate bath, W.C, vanity unit wash hand basin, heated towel rail, LED mirror & storage cabinet. Externally there is a resin bonded driveway, with spaces for several vehicles, the highlight being the landscaped South facing rear garden, beautifully finished with seating area, central water feature and artificial lawn, outside lighting, water tap and gated side gates to either side of the property. This popular location is just a short walk to Schools, convenience shops, Mill Meadow Nature Reserve and Billericay Mainline Railway Station. The property features the latest technology with an air source heat pump, under floor heating to the ground floor, CAT 6 cabling, security alarm system, inset LED spotlights to ceilings, sash style PVC double glazed windows, in addition there is a 10 year structural warranty via Stroma Building Control.



Council Tax Band:



ENTRANCE HALLWAY  
19'2 x 9'1 reducing to 6'0

GROUND FLOOR W.C

LIVING ROOM  
14'9 x 12'0

FAMILY ROOM  
12'9 x 8'11

KITCHEN / DINING / LIVING ROOM  
28'0 x 23'7 reducing to 15;5

UTILITY ROOM  
6'2 x 5'11

FIRST FLOOR LANDING  
19'3 x 9'10 reducing to 6'0

BEDROOM ONE  
13'9 x 11'4

DRESSING ROOM  
8'10 x 8'2

EN-SUITE BATHROOM  
10'9 x 8'11

BEDROOM TWO  
13'10 x 11'4

BEDROOM THREE  
12'1 x 10'11

SECOND FLOOR LANDING

BEDROOM FOUR  
14'6 x 12'0

BEDROOM FIVE  
12'2 x 12'0 reducing to 9'2

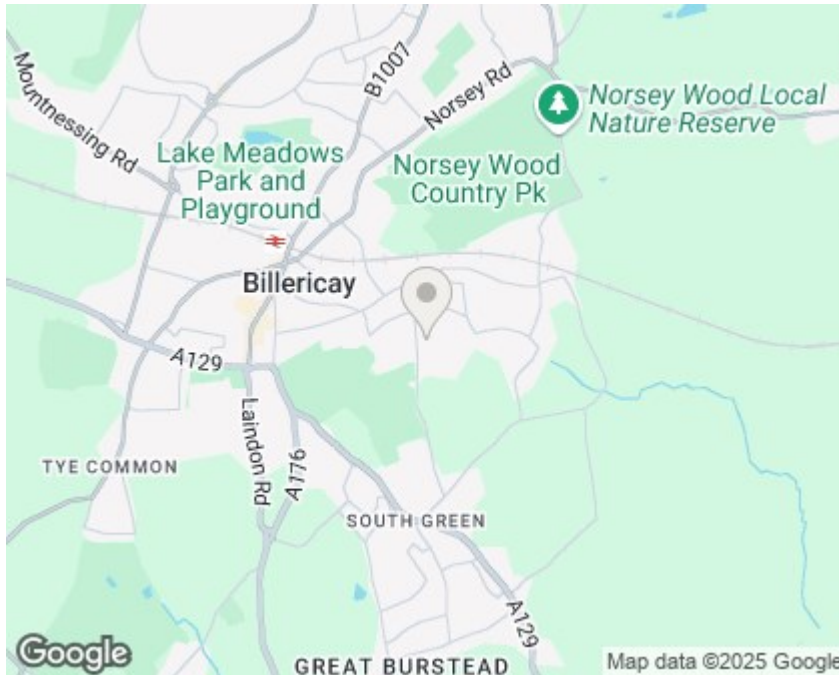
SECOND FLOOR BATHROOM  
11'1 x 8'11

RESIN BONDED DRIVEWAY

LANDSCAPED SOUTH FACING REAR GARDEN





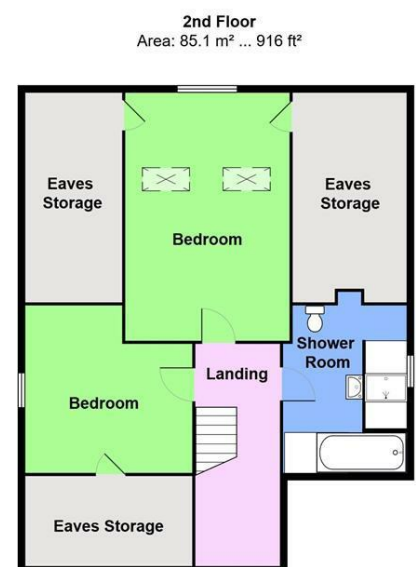


## Viewings

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		
England & Wales		EU Directive 2002/91/EC



Total Area: 285.1 m<sup>2</sup> ... 3069 ft<sup>2</sup>

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.

