



161 Norsey View Drive, Billericay, CM12 0QX

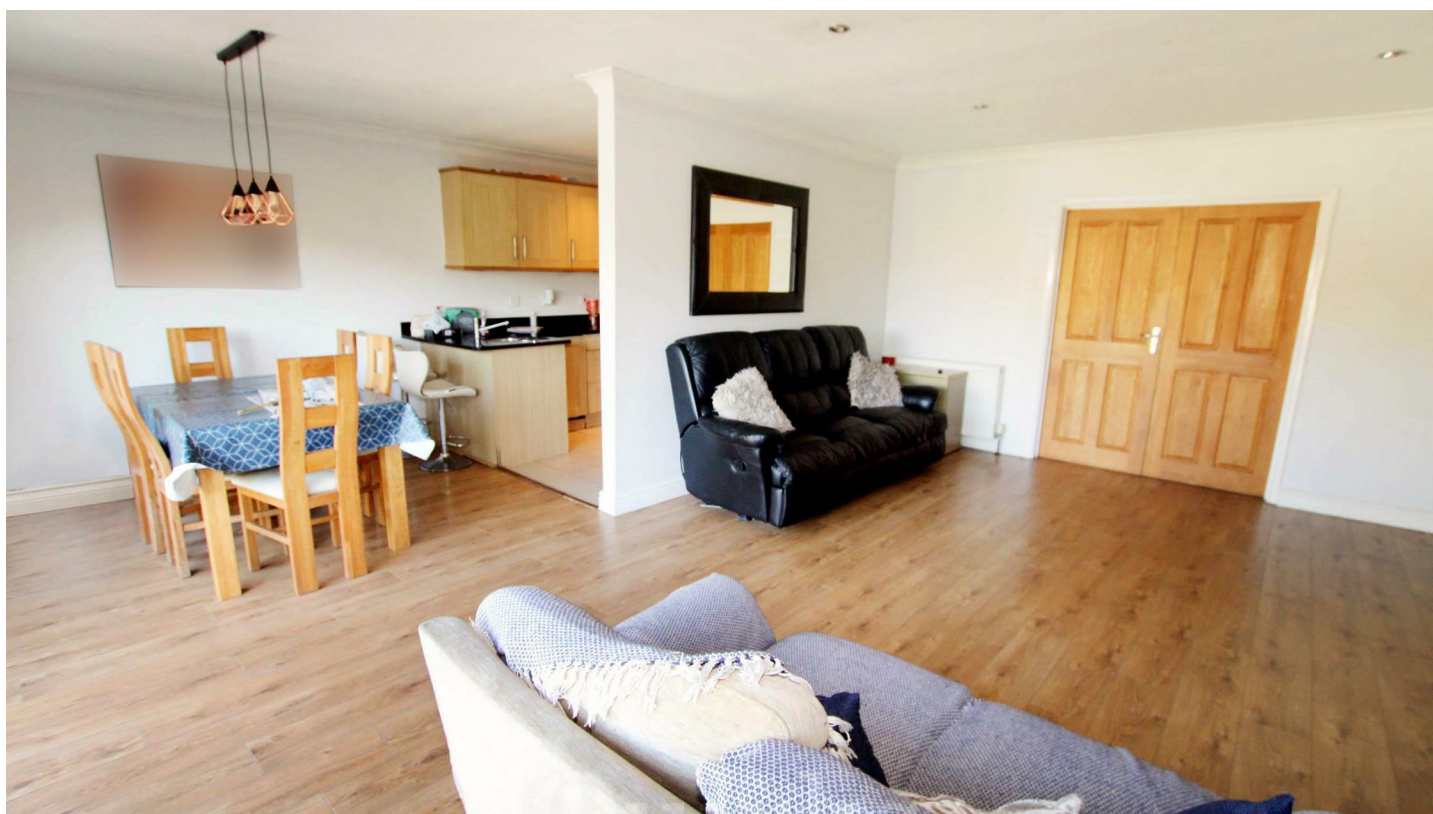
Offers In Excess Of £735,000

- FOUR SPACIOUS BEDROOMS
- BI-FOLDING DOORS TO 85FT GARDEN
- LIVING ROOM WITH FEATURE FIREPLACE
- STUDY & TWO RECEPTION ROOMS
- DRIVEWAY FOR MULTIPLE CARS
- GROUND FLOOR EXTENSION
- UTILITY ROOM & W.C
- CLOSE TO BUTTSBURY & MAYFLOWER SCHOOLS
- DETACHED FAMILY HOME
- NEAR TO SHOPS & STOCK BROOK MANOR

An extended four bedroom detached family home, situated in a quiet location within the highly sought after area of North Billericay, close to both Buttsbury & Mayflower Schools. The ground floor accommodation offers a study / playroom, spacious living room with bow window, under-stairs storage and feature fireplace, double doors lead to the family area with bi-folding doors open to the 85ft (25 meters) rear garden. The kitchen / dining area is fitted with a range of wall and base level units, with granite worksurfaces, there is the advantage of a separate utility room with matching units and worksurfaces, side door access and ground floor W.C. The first floor landing is naturally light, leading to four good sized bedrooms, with potential to add an en-suite if required. The family bathroom is an excellent size, it does require updating / refitting, there is a built-in airing cupboard, housing the hot water cylinder. Externally there is side gate access and extensive driveway to front. This convenient location is just a short walk to Stock Brook Country Club, Queens Park Nature Reserve and shops on Stock Road. Lake Meadows Park is also within close proximity and Billericay Mainline Railway Station is located approximately 1.3 miles from this property.



Council Tax Band: F



ENTRANCE HALLWAY

6'5 x 4'6

STUDY

9'10 x 7'11

LOUNGE

17'7 x 14'2

KITCHEN / DINING AREA

23'1 x 7'10

GROUND FLOOR W.C

5'10 x 4'9

UTILITY ROOM

8'0 x 5'3

FAMILY AREA

19'2 x 14'1

FIRST FLOOR LANDING

14'7 x 5'7

BEDROOM ONE

14'0 x 10'2

BEDROOM TWO

10'5 x 8'3

BEDROOM THREE

11'3 x 8'2

BEDROOM FOUR

8'7 x 8'1

FAMILY BATHROOM

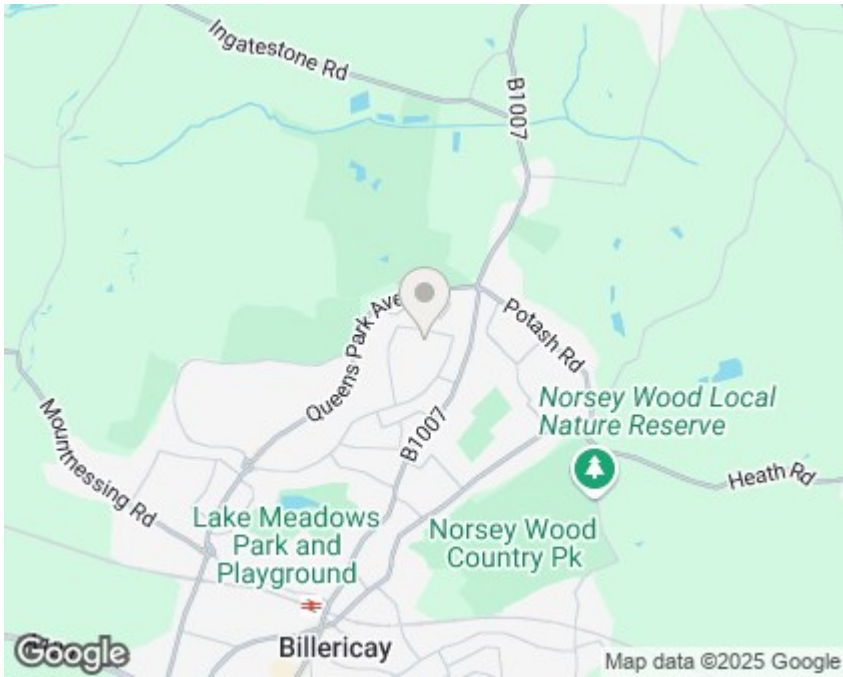
11'0 reducing to 7'11 x 5'6

REAR GARDEN

85 x 30

OWN 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		81
(69-80) C	67	
(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
888 sq.ft. (82.5 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft (134.5 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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