



5 Martingale Road, Billericay, CM11 1SG

Guide Price £875,000

- DETACHED DOUBLE GARAGE
- CORNER PLOT LOCATION
- UPVC DOUBLE GLAZING
- STUNNING OPEN PLAN KITCHEN / DINING ROOM
- BUTTSBURY / MAYFLOWER SCHOOL AREA
- PLANNING PASSED FOR GARAGE CONVERSION
- SOUTH FACING REAR GARDEN
- REFITTED BATHROOMS
- SPACIOUS ENTRANCE HALLWAY
- RENOVATED FOUR BED FAMILY HOME

A fully renovated four bedroom, detached family home, in North Billericay, occupying a corner plot with a South facing rear garden and detached double garage, giving excellent scope to extend in the future. Anyone looking for an annex facility, this property ticks the boxes ! with planning passed in May 2022, to create a ground floor bedroom, with en-suite and kitchen / utility room, Basildon Council reference 22/00439/FULL. Situated in a quiet side turning on the sought after Norsey Farm Development, with both Buttsbury & Mayflower Schools within close proximity, along with convenience shops, Norsey Woods Nature Reserve and Stock Brook Country Club. Internal viewing is essential to appreciate the high specification and excellent decorative order, with accommodation including an 18ft entrance hallway, built-in double storage cupboard, refitted ground floor W.C, lounge to front aspect and open plan kitchen / dining room, with two sets of bi-folding doors to the patio area and rear garden, modern fitted kitchen including, central island, with integrated induction hob and wine cooler, additional integrated appliances including oven and grill, i, dishwasher, fridge / freezer and butler sink. To the first floor are four bedrooms, a refitted bathroom and en-suite shower room. In addition there is new UPVC double glazing throughout, internal doors, flooring and gas boiler installed in Sept 2022. Externally there is off road parking, suitable for two vehicles and an electric car charging point, side gate access leading to the garage, patio & garden. Early viewing is advised to not miss out on this beautifully presented property !



Council Tax Band: F



ENTRANCE HALLWAY

18'7 x 8'10 max

GROUND FLOOR W.C

LOUNGE

16'3 x 13'1

OPEN PLAN KITCHEN / DINING ROOM

24'11 x 11'4

FIRST FLOOR LANDING

BEDROOM ONE

12'11 x 11'11

BEDROOM TWO

11'10 x 9'6

BEDROOM THREE

11'5 x 7'11

BEDROOM FOUR

8'10 x 8'7 reducing to 5'8

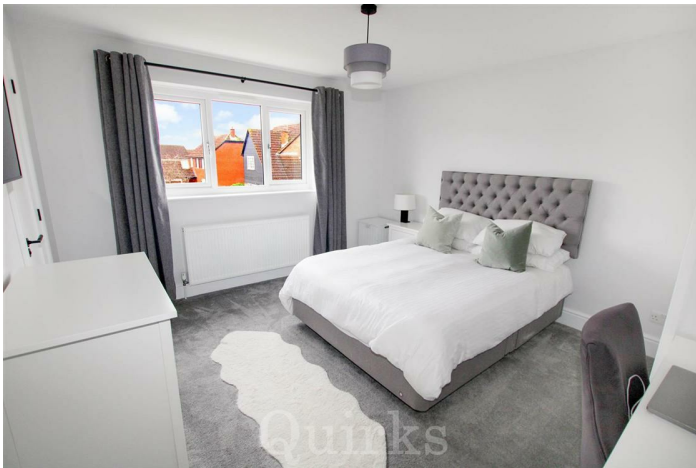
FAMILY BATHROOM

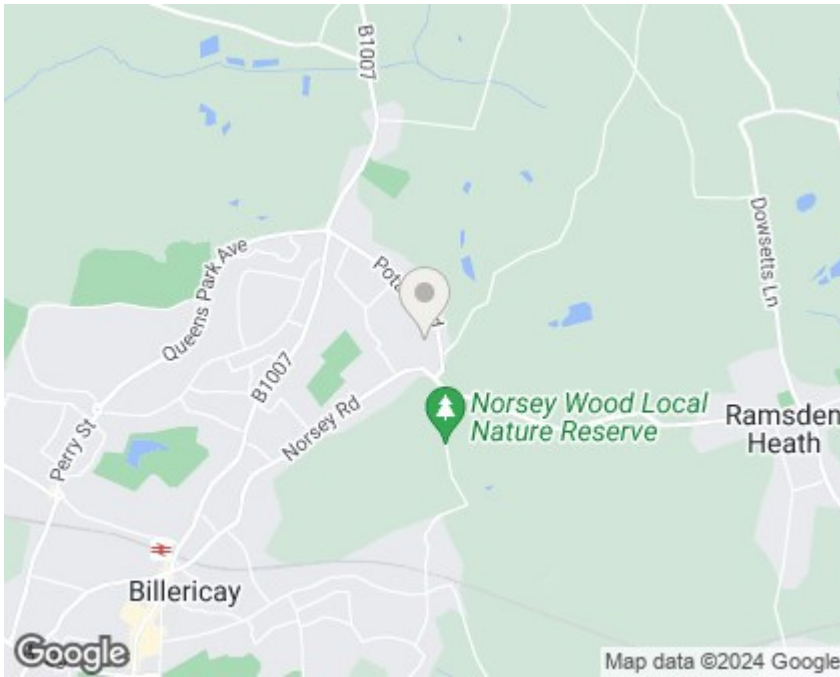
8'9 x 6'1

CORNER PLOT WITH SOUTH FACING REAR GARDEN

DETACHED DOUBLE GARAGE

SCOPE TO EXTEND (STPP)





Viewings

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

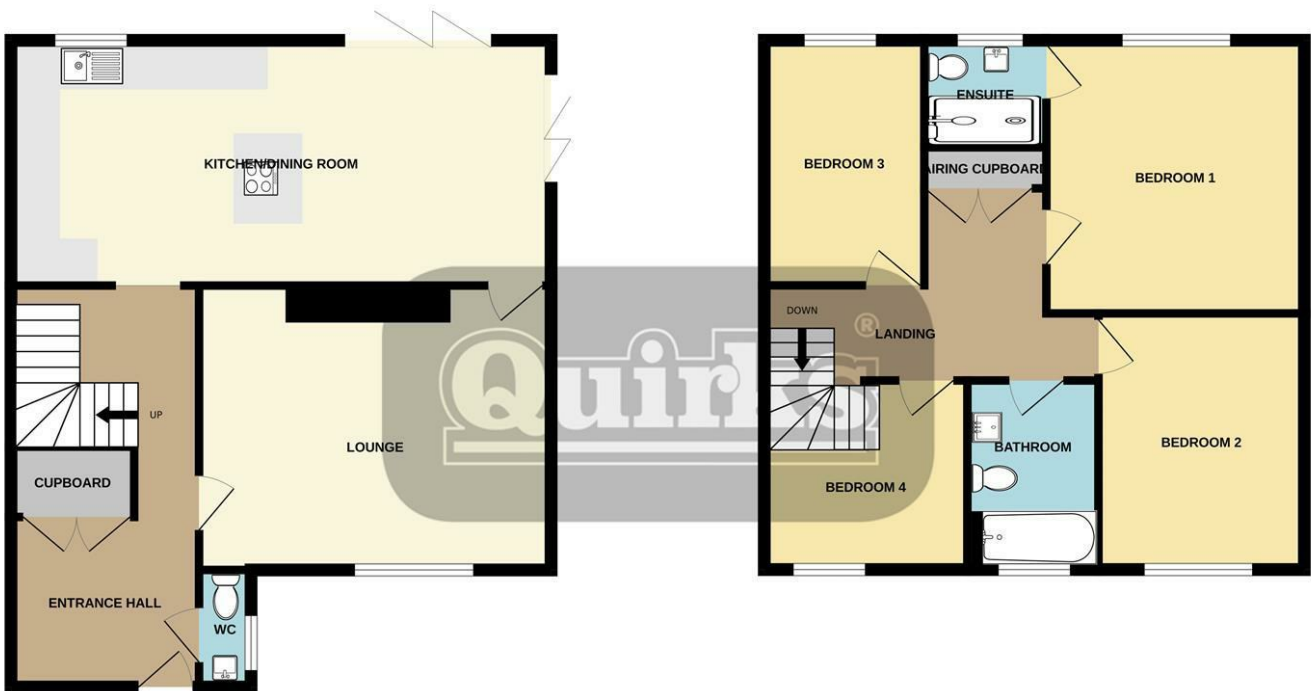
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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