



## 15 Wheatear Place, Billericay, Essex, CM11 2YY

### Offers In Excess Of £600,000

- SOUGHT AFTER MILL GRANGE DEVELOPMENT
- FOUR BEDROOMS
- FITTED KITCHEN / BREAKFAST ROOM WITH APPLIANCES
- LOUNGE WITH FIRE SURROUND
- LANDSCAPED REAR GARDEN
- ATTRACTIVE DETACHED FAMILY HOME
- GROUND FLOOR CLOAKROOM
- VERY SPACIOUS DINING ROOM
- INDEPENDENT DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM FAMILY HOME ON SOUGHT AFTER MILL GRANGE DEVELOPMENT. A double glazed entrance door leads into the entrance porch with a door into the ground floor cloakroom with tiled walls and floor, vanity wash hand basin, low level W.C and smooth ceiling with downlighters. The well proportioned lounge has stairs rising to the first floor, stone fire surround, smooth ceiling and double doors into the kitchen / breakfast room. being well fitted with white high gloss eye level and base level units with granite work surface over incorporating sink unit, built in electric oven with microwave over, gas hob with extractor fan over, integrated dishwasher, tumble dryer, washing machine and double glazed door and window to rear. The converted garage now offers a good sized dining room, ideal for entertaining with double glazed window to front and double glazed French doors onto the rear garden. To the first floor are four bedrooms and a family bathroom. Externally the property benefits from an independent driveway and a terraced landscaped rear garden with zoned decking and patio areas, representing an ideal space for entertaining guests.



Council Tax Band: E





**ENTRANCE PORCH**

3'1" x 3'1"

**GROUND FLOOR CLOAKROOM**

5,8" x 2'10"

**LOUNGE**

15'2" x 14'1"

**DINING ROOM**

18'8" x 8'1"

**KITCHEN/BREAKFAST ROOM**

15'3 x 8'8"

**BEDROOM ONE**

12'10" x 9'2"

**BEDROOM TWO**

10'3" x 8'6"

**BEDROOM THREE**

15'11" x 8'1"

**BEDROOM FOUR**

8' x 6'1"

**BATHROOM**

6'4" x 6'1"

**LANDSCAPED REAR GARDEN**

**INDEPENDENT DRIVEWAY**





## Viewings

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

## EPC Rating:

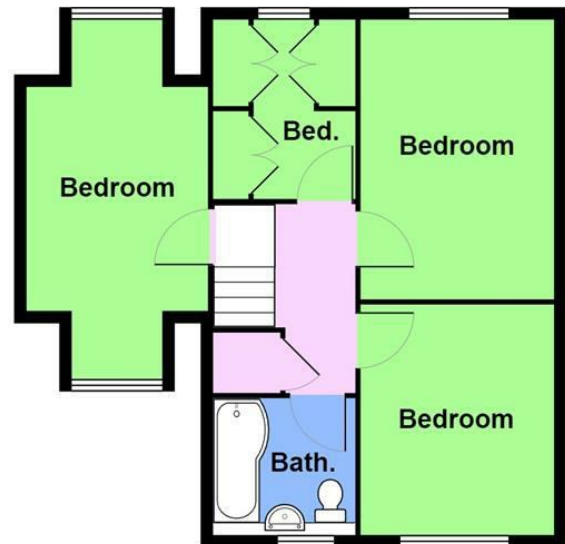
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

**Ground Floor**  
Area: 49.0 m<sup>2</sup> ... 528 ft<sup>2</sup>



**1st Floor**  
Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>



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Energy Performance Certificates / Floor Plans  
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**Total Area: 91.6 m<sup>2</sup> ... 986 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.

