

ASHTON  WHITE  
*Leading the way home*

161 Norsey View Drive, Billericay CM12 0QX  
Guide Price £700,000 - £735,000

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# 161 Norsey View Drive Billericay CM12 0QX

**\*\*Guide Price £700,000 - £735,000\*\*** An extended four bedroom detached family house, offering exceptionally spacious and versatile accommodation, together with a large rear garden.

You enter the house into a hall with a door to the study with a bay window. The large lounge has a feature fireplace, staircase leading to the first floor and a bay window. Wide double doors open into the open-plan living/dining room with bi-folding doors onto the garden patio. The dining room leads round to the recently fitted kitchen fitted with a comprehensive range of units, quartz worktops including a peninsular seating area and integrated appliances. an inner hall gives access to the ground floor cloakroom and the recently fitted utility room, with a door out to the side way. Up on the first floor is the landing which gives access to the four well-proportioned bedrooms and family bathroom. The main bedroom is situated to the rear and offers ample space, with the remaining three bedrooms offering space for two doubles and one single bedroom. The family bathroom is fitted with a coloured suite and would benefit from being re-fitted, which has been accounted for in the pricing structure of the house.

To the front of the house is a driveway and open-plan lawn area (potential to create further parking). There is side access to both sides of the house leading to the large rear garden with a full-width patio, extensive lawn with mature shrubs and trees offering a good degree of privacy. The house is well-situated within walking distance of Mayflower and Buttsbury schools.







## HALL

6'7 x 4'7 (2.01m x 1.40m )

## LOUNGE

17'7 x 14'2 (5.36m x 4.32m )

## LIVING/DINING ROOM

22'5 max x 19'2 (6.83m max x 5.84m )

## KITCHEN

15'2 x 7'10 (4.62m x 2.39m )

## OFFICE

9'7 x 8 (2.92m x 2.44m)

## GROUND FLOOR CLOAKROOM

5 x 4'9 (1.52m x 1.45m )

## UTILITY ROOM

8 x 5'4 (2.44m x 1.63m )

## BEDROOM ONE

14 x 9'9 (4.27m x 2.97m )

## BEDROOM TWO

13 x 8 (3.96m x 2.44m)

## BEDROOM THREE

11'3 x 8 (3.43m x 2.44m )

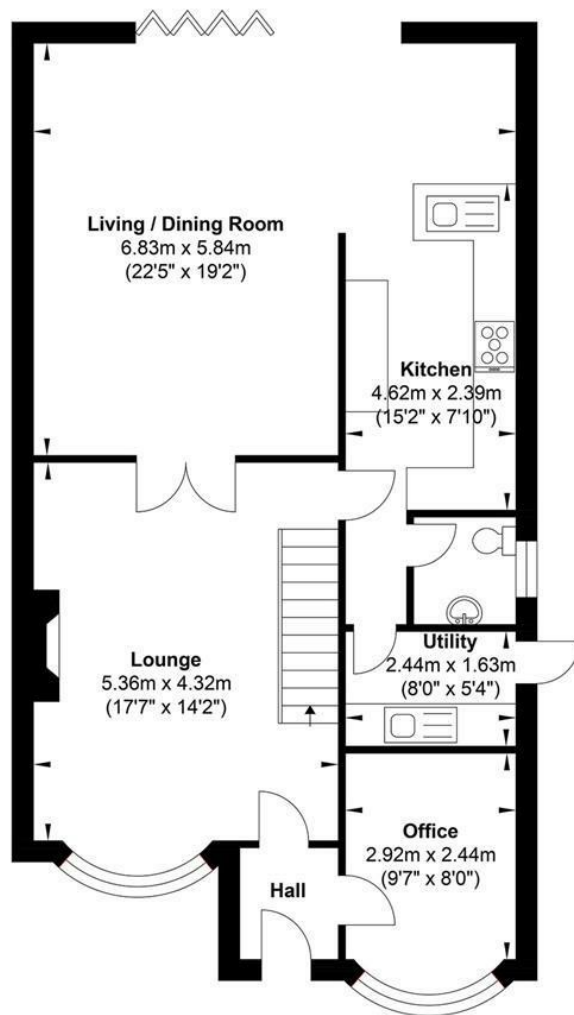
## BEDROOM FOUR

8'8 x 8 (2.64m x 2.44m )

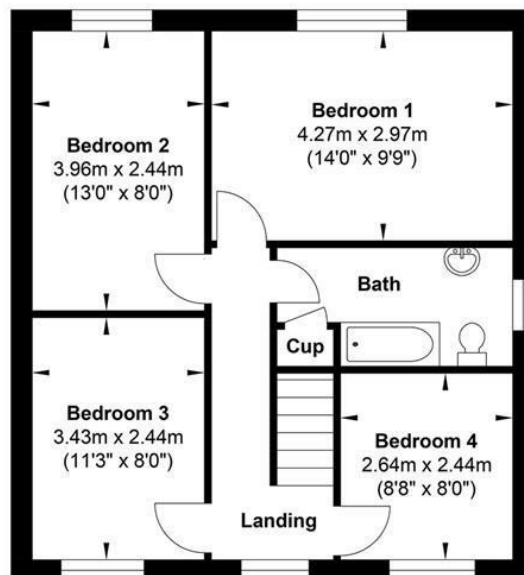
## FAMILY BATHROOM







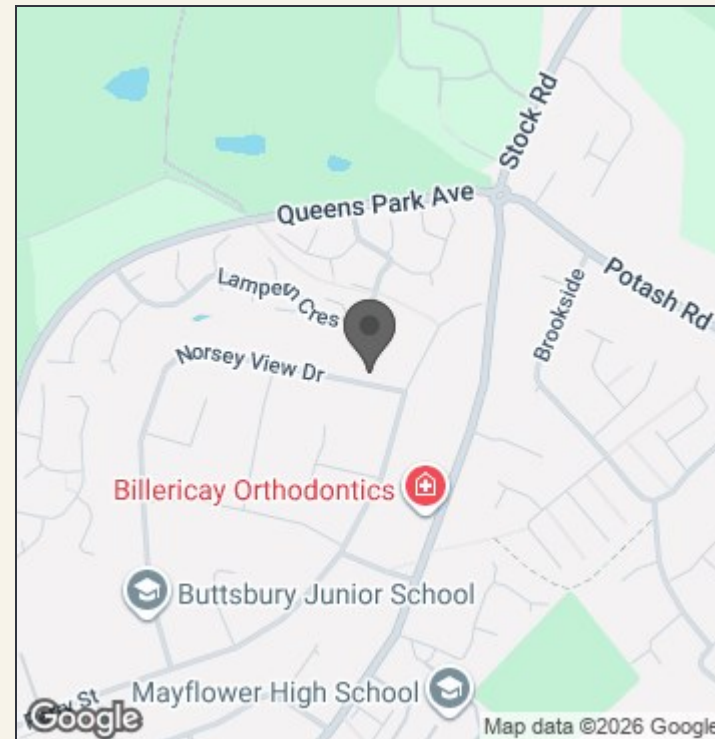
**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 136.24 m2 ... 1466.4 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC



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