Quirk & Partners®

Quirks®









77 & 79 Norsey View Drive, Billericay, CM12 0QU

Asking Price £875,000

- READY FOR VIEWING LATE NOVEMBER 26
- CURRENTLY UNDER CONSTRUCTION
- TWO EN-SUITES + FAMILY BATHROOM
- NORTH BILLERICAY, CLOSE TO SCHOOLS
- EXCELLENT SIZE REAR GARDEN
- FOUR BEDROOMS, THREE STOREY PROPERTIES
- 184 SQUARE METERS / 2,000 SQUARE FT
- MODERN OPEN PLAN KITCHEN / LIVING SPACE
- STUDY / PLAYROOM
- ANTICIPATED COMPLETION FEBRUARY 2027

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Quirks are pleased to offer these impressive, 184 m2 / 2.000 square foot, four bedroom family homes, currently under construction by local developers, Les Clark Developments Ltd, with anticipated completion due in February 2027. The sought after location is in North Billericay, being within walking distance of Buttsbury & Mayflower Schools. These high specification, semi-detached properties are set over three floors, with accommodation including spacious entrance hallway with built-in cloaks cupboard and ground floor W.C, to the front aspect is a study / playroom and separate sitting room. To the rear aspect is a stunning open plan kitchen / dining / living space equipped with Siemens and Miele appliances and Quooker hot tap, with double glazed sliding doors opening to the rear garden. The property benefits from useful storage space, including a pantry and modern utility room with side door access. The first floor landing leads to three double bedrooms, the Master Suite, includes a bedroom with vaulted ceiling & dressing area, plus an en-suite shower room. Bedroom two also benefits from an en-suite shower room and there is a separate family bathroom serving bedroom three. stairs lead to the second floor and the fourth bedroom, which is also a double room with a skylight window to the ceiling. Perfectly suited for families, this quiet part of the road, also has the advantage of good size rear gardens, of approximately 300m2 with porcelain paved patios. The property utilises eco-friendly air source heat pump, providing underfloor heating to the ground floor and radiators to first and second floors. This is a rare opportunity to acquire a substantial new build family home in a desirable part of Billericay, with a 10 year Buildzone Structural Warranty. We anticipate these properties being ready for viewing towards the end of November 2026, please call us register your interest.

4 3 2

Council Tax Band: New Build







ENTRANCE HALLWAY

GROUND FLOOR CLOAKROOM

STUDY / PLAYROOM

SITTING ROOM

OPEN PLAN KITCHEN / DINING / LIVING ROOM

PANTRY

UTILITY ROOM

FIRST FLOOR LANDING

FAMILY BATHROOM

BEDROOM ONE

DRESSING ROOM

BEDROOM ONE EN-SUITE

BEDROOM TWO

BEDROOM TWO EN-SUITE

BEDROOM THREE

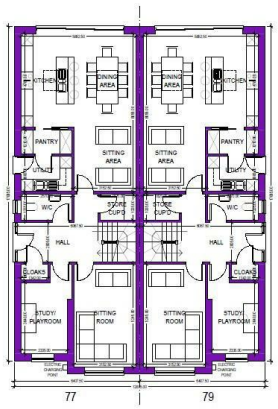
STAIRS TO SECOND FLOOR

BEDROOM FOUR

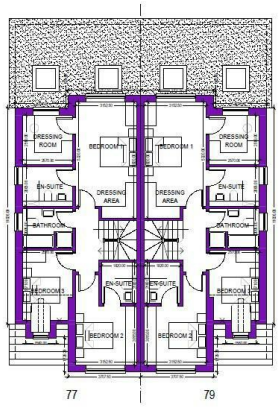
100FT + LANDSCAPED REAR GARDEN

INDEPENDENT BLOCK PAVED DRIVEWAY

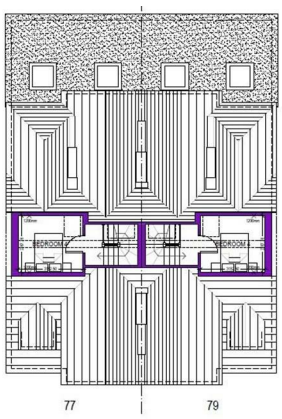
BUILDZONE STRUCTURAL WARRANTY



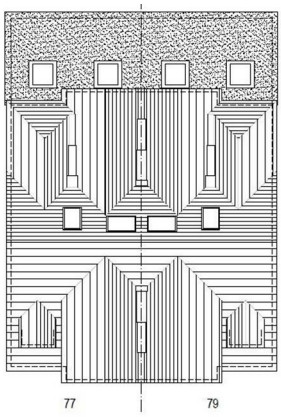
GROUND FLOOR PLANS
98m² GIA PER DWELLING



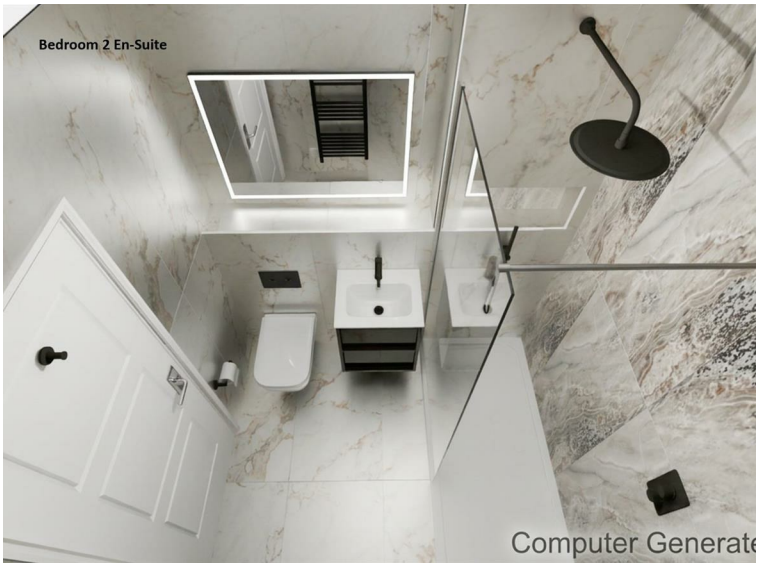
FIRST FLOOR PLANS
71m² GIA PER DWELLING



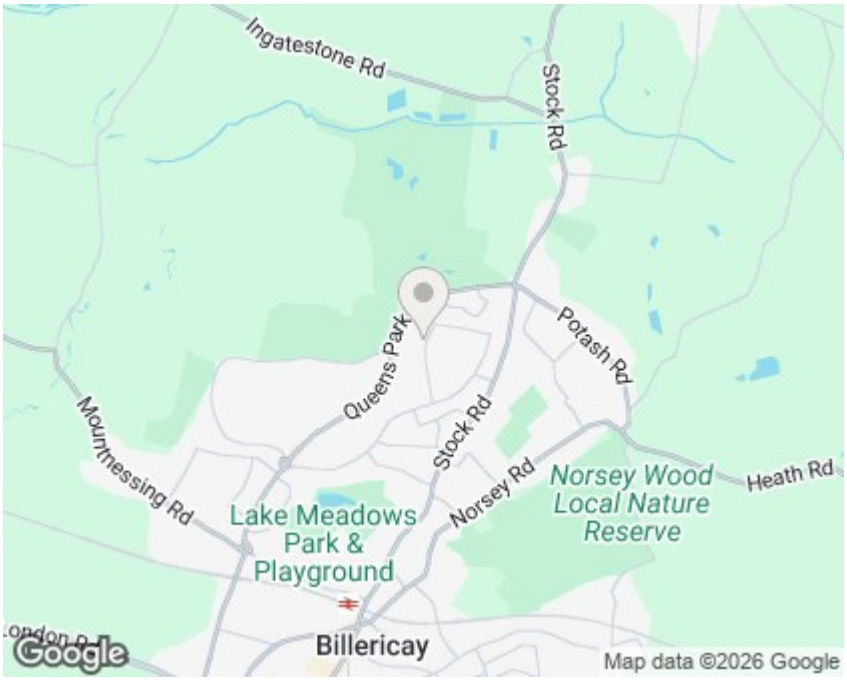
SECOND FLOOR PLANS
15m² GIA PER DWELLING



ROOF PLANS



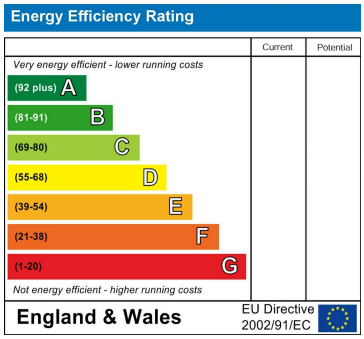


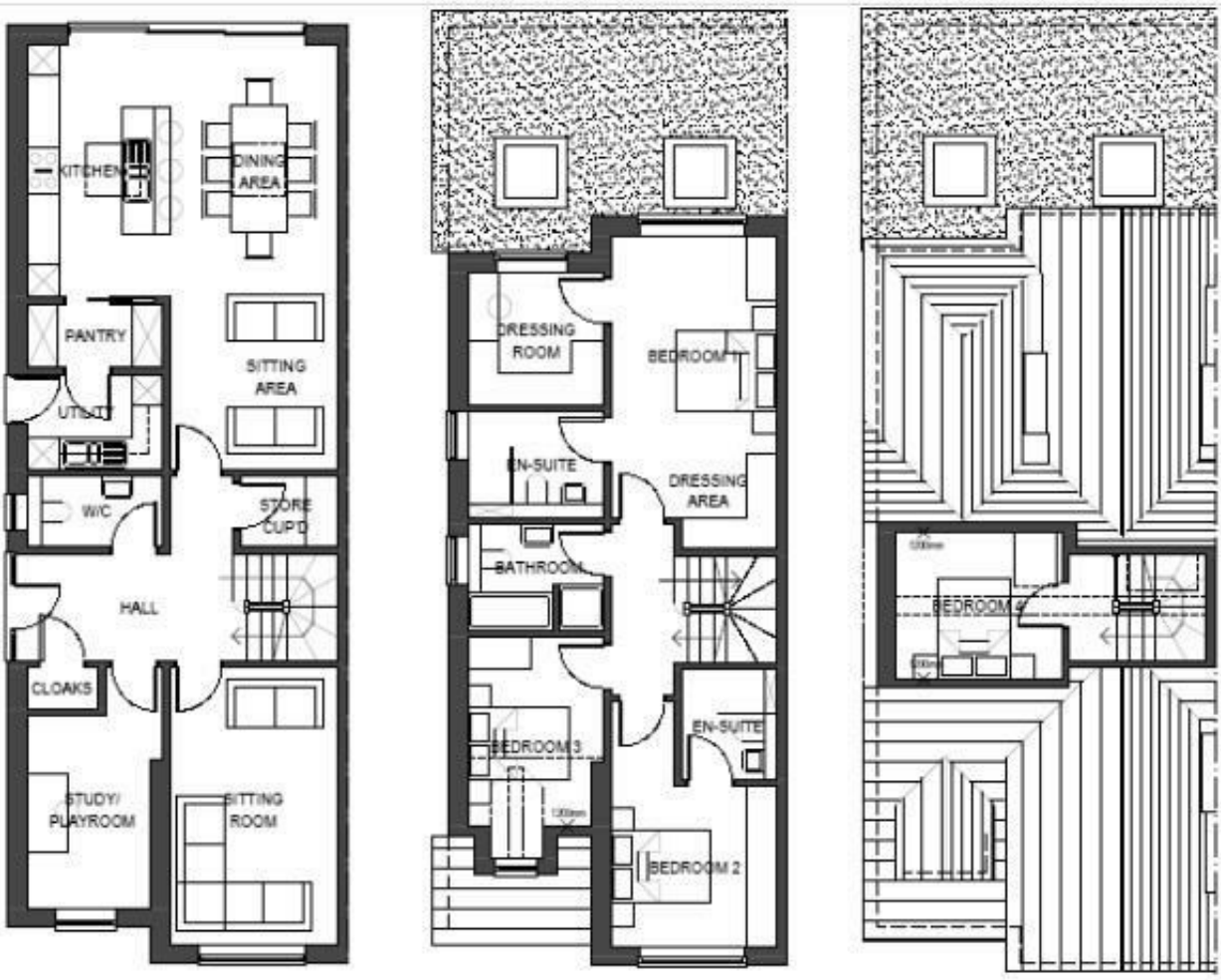


Viewings

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

EPC Rating:





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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