

ParaBar Estates



Noak Hill Road, Billericay

Offers Over £1,000,000

- STUNNING EXECUTIVE STYLE HOME OFFERING APPROACHING 3000 SQ FT
- FOUR RECEPTION ROOMS
- IMPRESSIVE HIGH CEILINGS TO BOTH FLOORS
- CHAIN FREE
- FOUR SPACIOUS DOUBLE BEDROOMS
- FOUR BATHROOMS
- DOUBLE LENGTH GARAGE
- 22 FT MASTER BEROOM WITH DRESSING ROOM
- FEATURE CENTRAL ARCH WINDOW MAXIMIZING LIGHT TO GALLERIED LANDING
- SOUTH WEST FACING GARDEN

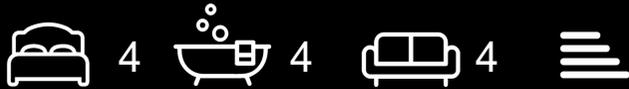
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Council Tax Band: E



ENTRANCE HALL

12'2" x 11'9"

LIVING ROOM

21'6" x 11'8"

DINING ROOM

15'7" x 10'3"

KITCHEN DINER

30'8" x 13'2"

FAMILY ROOM

19'8" x 13'7"

UTILITY ROOM

13'2" x 7'7"

Access to ground floor cloakroom

CLOAKROOM

STUDY / RECEPTION FOUR

13'1" x 10'2"

FIRST FLOOR

GALLERIED LANDING

18'5" x 12'5"

MASTER BEDROOM

22'3" x 18'6"

Access to walk in wardrobe & ensuite

WALK IN WARDROBE / DRESSING ROOM

ENSUITE SHOWER ROOM

10'2" x 6'9"

REAR BEDROOM

14'6" x 14'0"

Access to ensuite

ENSUITE SHOWER ROOM

FRONT L BEDROOM

13'3" x 13'1"

Access to family bathroom

FRONT R BEDROOM

12'5" x 11'7"

Access to ensuite

ENSUITE

FAMILY BATHROOM

13'4" x 10'1"

EXTERIOR

Front: driveway for multiple vehicles

Rear : decked seating area, hot tub, brick built garden room.

GARDEN ROOM

20'0" x 11'10"

DOUBLE LENGTH GARAGE

35'5" x 8'6"

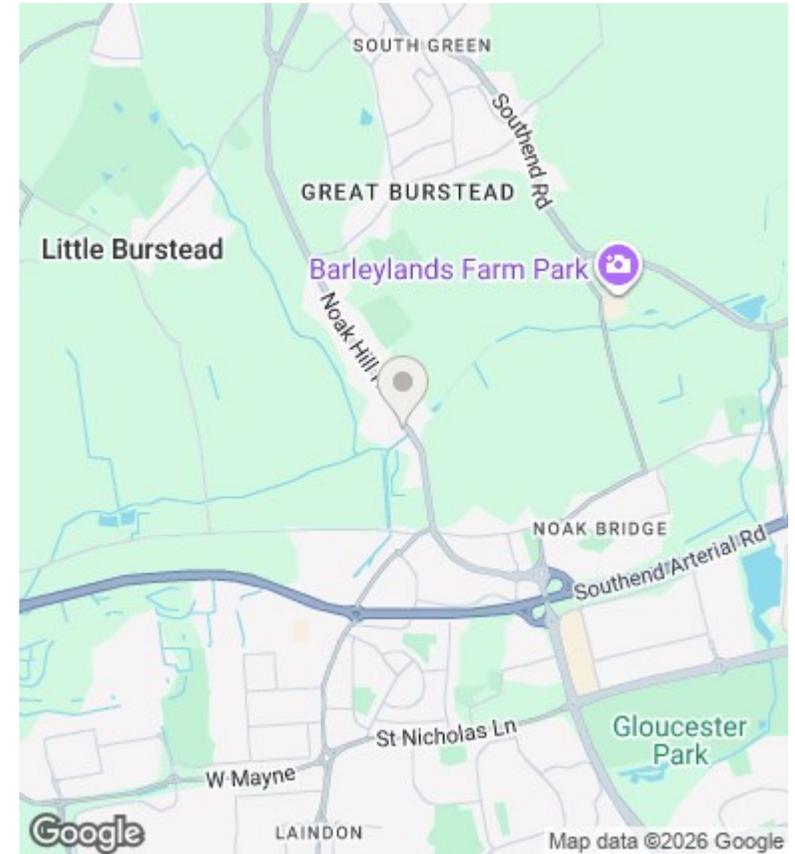




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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



Directions

Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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