



2 Quilters Drive, Billericay, CM12 9YE

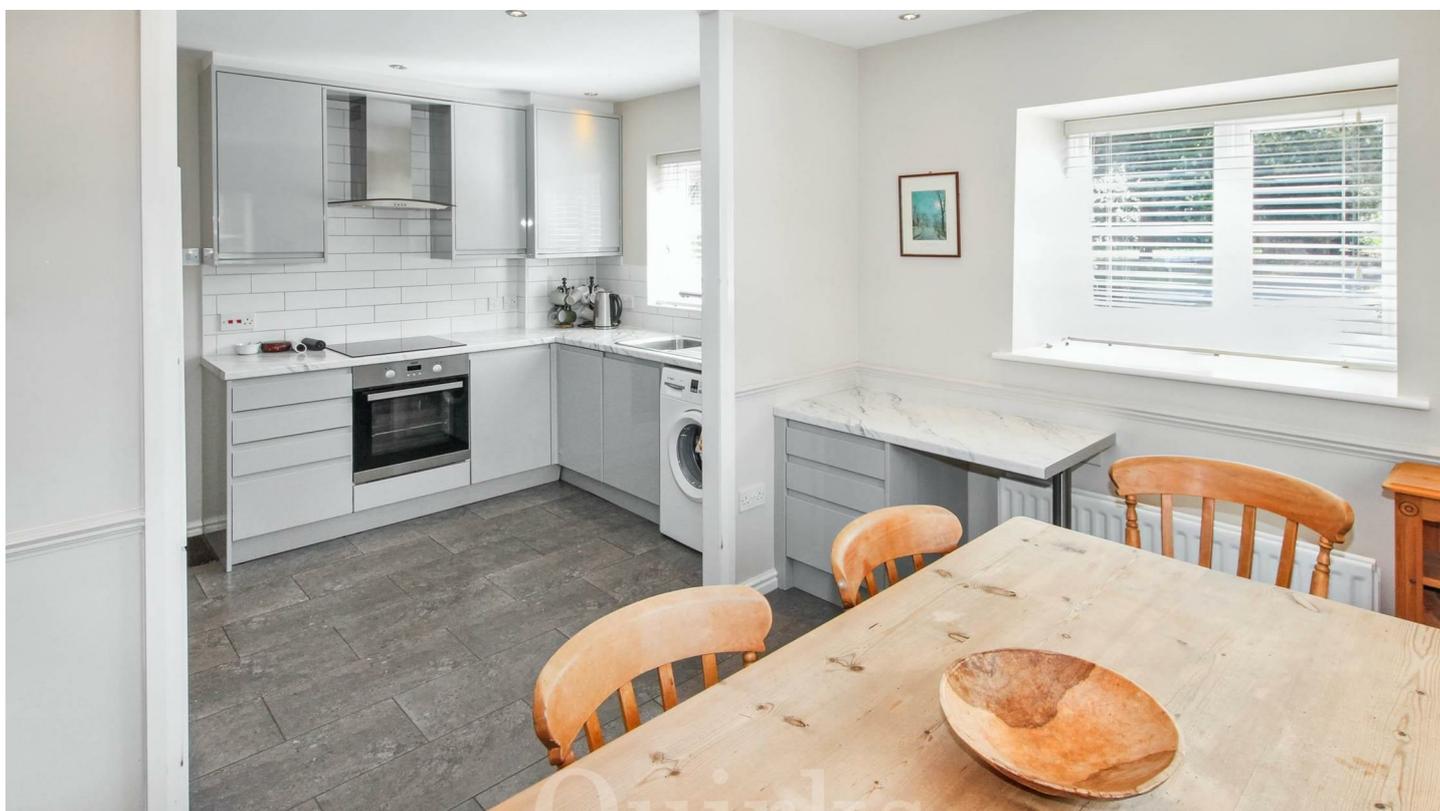
Offers In Excess Of £500,000

- THREE BEDROOMS
- CORNER PLOT
- GARAGE
- EN-SUITE & FAMILY SHOWER ROOM
- MODERN KITCHEN / DINER
- DETACHED FAMILY HOME
- EXTENSIVE OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- GROUND FLOOR W.C
- NO ONWARD CHAIN

Occupying a corner plot, is this well presented three bedroom detached family home, situated in a sought after location, near to Billericay High Street and highly regarded schools. Offered for sale with NO ONWARD CHAIN, this property offers excellent accommodation including an entrance hallway with double glazed door and ground floor W.C, modern, dual aspect kitchen / diner, with integrated oven, four ring electric hob, dishwasher and stainless steel sink/drainer, there are spaces for a washing machine and fridge / freezer, a corner cupboard houses the Worcester combination gas boiler. The living room benefits from patio doors leading to the landscaped rear garden, with remote controlled retractable awning, established flower and plant beds, seating area, greenhouse, outside water tap and security lighting , side gate and garage door access. The first floor landing leads to a built-in storage cupboard and loft access, bedroom one has the advantage of fitted wardrobes and it's own en-suite shower room, bedroom two is also a good size double bedroom with fitted wardrobes, bedroom three would make an excellent children's bedroom or study. The family shower room has been refitted with modern white suite, including low level W.C, vanity unit wash hand basin, large walk-in shower, fully tiled walls and chrome heated towel rail. Well suited for both families and downsizers, this quiet development has both amenities and open countryside within close proximity.



Council Tax Band: E



ENTRANCE HALLWAY

6'11 x 3'6

GROUND FLOOR W.C

KITCHEN

10'11 x 7'5

DINING AREA

11'0 x 8'5

LIVING ROOM

14'7 x 12'11

FIRST FLOOR LANDING

9'7 x 3'1

BEDROOM ONE

12'4 x 9'6

EN-SUITE SHOWER ROOM

8'10 x 2'9

BEDROOM TWO

10'5 x 9'6

BEDROOM THREE

9'0 x 6'5

FAMILY SHOWER ROOM

6'4 x 5'10

WEST FACING REAR GARDEN

30 x 33

ATTACHED GARAGE

INDEPENDENT DRIVEWAY

CORNER PLOT

AGENTS NOTE

24/00762/OUT - outline planning has been granted on land at the rear of the property for the erection of up to 250 homes.





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			
(69-80) C			79
(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

Area: 55.5 m² ... 597 ft²



1st Floor

Area: 39.6 m² ... 427 ft²



Total Area: 95.1 m² ... 1024 ft²

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.