



**30 Lampern Crescent
Billericay**

MEACOCK & JONES

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Initial offers are invited in the region of £600,000 to £650,000

A very attractive four bedroom detached family home, conveniently located within easy reach of Billericay mainline railway station, offering direct trains to London Liverpool Street in approximately twenty five minutes. The kitchen and bathrooms have been updated by the current owners within the last two years and the south easterly rear garden will appeal to families that are looking to move to the area. Situated on the popular Arundel Heights development, this bright and spacious house falls within the catchment areas for the Mayflower and Buttsbury schools and is also within walking distance to Stock Brook Manor Golf & Country Club.

Offers over £600,000



Accommodation comprises:

A wood effect composite panelled frosted double glazed front door opens to:

Entrance Hallway

A bright and spacious entrance into this appealing family home. Light is drawn from the upvc double glazed window fitted to the side elevation. A painted spindled balustrade staircase with contrasting varnished wooden handrail rises to first floor landing. Radiator. A feature wood effect floor runs throughout. Coved cornice to ceiling. Door to:

Ground Floor Cloakroom

A tastefully appointed cloakroom fitted with a close couple wc and vanity wash hand basin with mixer tap and cupboard below. Wood effect flooring. Tiling to full ceiling height. Spotlights to ceiling. Upvc obscure double glazed window to side elevation. Radiator.

Study 7'10 x 7' (2.39m x 2.13m)



An attractive room conveniently situated at the front of the property. Upvc double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Wood effect flooring. This room will ideally suit those who work from home.

Kitchen 12'2 x 8'4 (3.71m x 2.54m)



The kitchen has been comprehensively refitted by the current owners and comprises light Shaker style units that comprises base cupboards, drawers and matching wall cabinets along three walls. A contrasting marble effect work top incorporates a sink with mixer tap and tiled splashbacks. Integrated appliances to remain include a cooker with concealed extractor unit fitted above, Lamona oven and grill, Lamona microwave oven, dishwasher, refrigerator, freezer and there is space for a washing machine. A light contemporary style wood effect flooring runs throughout. Upvc double glazed window to front elevation. Radiator. Coved cornice to ceiling. The kitchen is conveniently situated adjacent to the dining room.

Dining Room 11'6 x 9' (3.51m x 2.74m)



A well proportioned reception room drawing light from a upvc double glazed window that overlooks the well tended south easterly garden to the rear of the property. A upvc double glazed door leads outside. Radiator. Contemporary style wood effect flooring. Coved cornice to ceiling. A pair of painted double doors connect the dining room to the sitting room.

Sitting Room 15'9 x 12'10 (4.80m x 3.91m)



A well proportioned and most attractive reception

room beautifully illuminated by a pair of upvc double glazed french doors with windows to either side that open to the rear garden. A central focal point is a feature wooden carved fireplace that incorporates a marble surround and hearth. Coved cornice to ceiling. Two radiators. A ceiling height of 8'6 very much adds to an impression of space throughout. Door to entrance hall.

First Floor Landing

Access to loft storage. Coved cornice to ceiling. Doors open to:

Bedroom One 15'4 x 10' (4.67m x 3.05m)



A large bedroom fitted with a upvc double glazed window to front elevation. Radiator. Painted doors open to the built in storage that comprises extensive hanging and shelving space. Coved cornice to ceiling. Door to:

Ensuite



Tastefully appointed and comprising a tiled shower enclosure with wall mounted controls, a vanity wash hand basin with mixer tap and drawers below. Close coupled wc. Tiling to full ceiling height. wood effect floor. Radiator. Spotlights to ceiling. Extractor unit. Upvc obscure double glazed window to front elevation.

Bedroom Two 13' x 8'8 (3.96m x 2.64m)



Double glazed window to rear aspect with radiator below. Coved cornice to ceiling. Painted doors open to built in wardrobes.

Bedroom Three 8'6 x 8' (2.59m x 2.44m)



Upvc double glazed window to front aspect. Radiator. Cornice to ceiling. Door opens to deep walk in wardrobe with hanging rail and shelving. Additional door to airing cupboard fitted with slatted shelving.

Bedroom Four 8'9 x 6'9 (2.67m x 2.06m)

Double glazed window to rear aspect. Radiator, Coved cornice to ceiling. Built in clothes storage.

Family Bathroom



A luxuriously appointed bathroom fitted with a tile

enclosed bath with hand grips, mixer tap and wall mounted shower attachment, vanity wash hand basin with mixer tap and drawers below, close coupled wc. Tiling to full ceiling height. Heated towel rail. Spotlights to ceiling, Upvc obscure double glazed window to side elevation.

Externally

Rear Garden



The rear garden is a most attractive feature with an approximate depth of 30' and width of 30'. The garden extends behind the garage area and measures circa 45' in width, along the rear boundary. It has a south easterly elevation, so is in sunshine throughout most of the day. The garden has been largely laid to lawn and across the rear of the property is a terrace which could accommodate an outside dining table and chairs. The garden has been planted with a mature array of shrubs, plants and trees incorporating a fuchsia, smoke bush, winter flowering jasmine and a salvia hot lips. A door gives access into the garage and a gate opens to the front of the property. From beneath a pergola is a second garden terrace which provides an attractive alternative place to sit. This area also comprises a garden shed, providing useful storage for garden equipment. Outside tap and light.

Front Garden



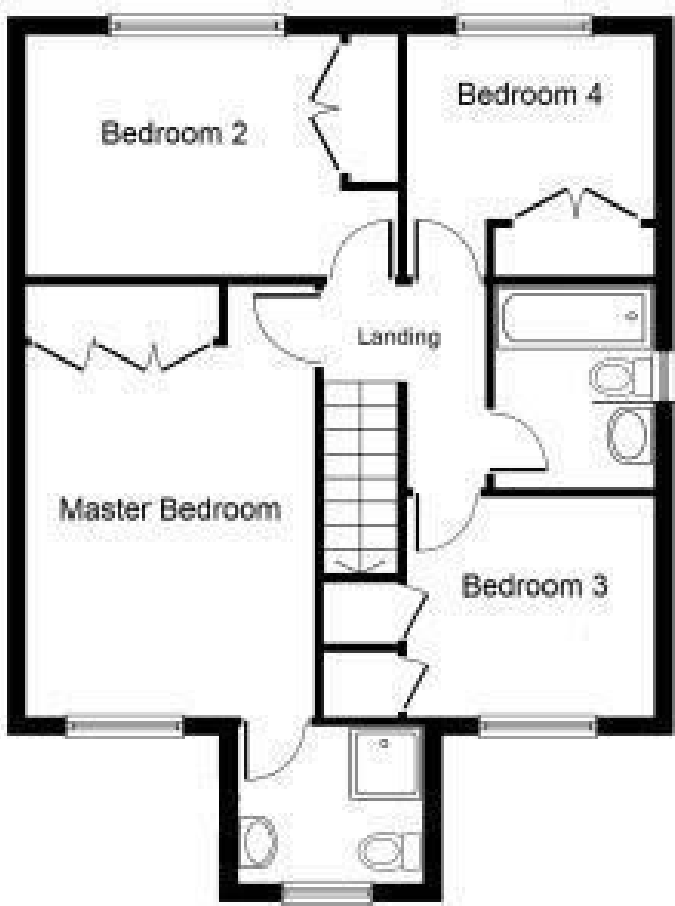
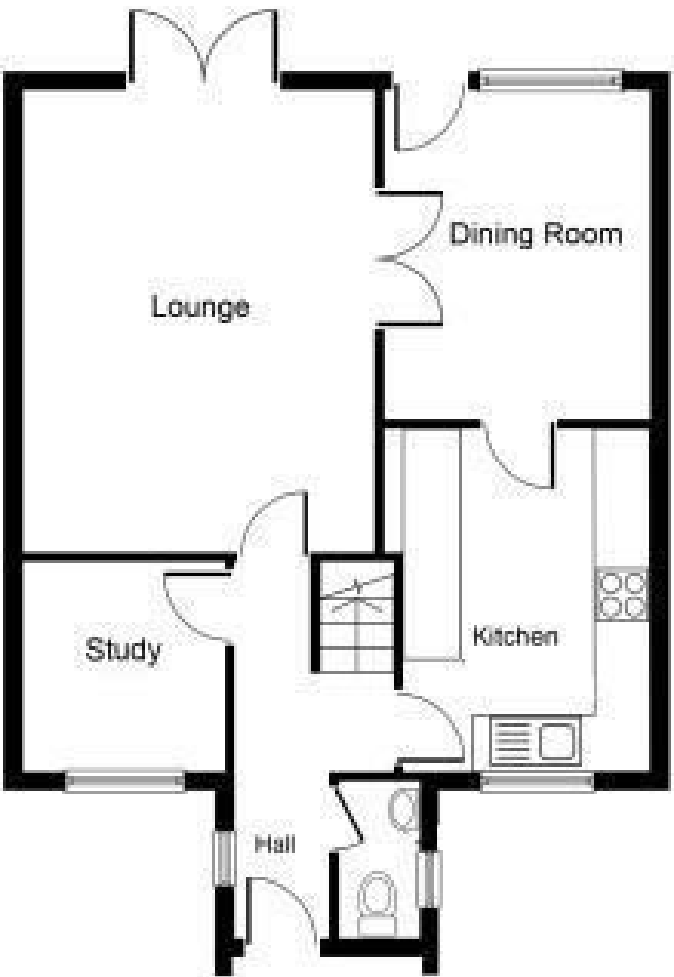
The front garden has been laid to lawn. To one corner is a flower bed retained with brick edging and planted with a varied and interesting assortment of shrubs and plants, namely a rose bush, fern and skimmia. The remainder of the garden has been laid to brick paviour and the driveway leads to the detached brick built garage.

Garage 17' x 8'2 (5.18m x 2.49m)

The garage has been fitted with an up and over door, power and light. The roof is pitched and has useful storage space within the rafters. To the side of the garage is an area which is shared between this property and the neighbour and offers a secluded and useful place for the storage of refuse.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	