





Noak Hill Close

Billericay. CM12 9UZ

An exceptional executive-style detached family home offering six generous double bedrooms, set within an exclusive private turning off Noak Hill Road.

Built in 2019 and benefiting from the remainder of a 10-year NHBC warranty, this impressive home provides approximately 4,145 sq ft of beautifully presented living space on a substantial plot of around 0.28 acre. Ideally positioned just a short distance from Billericay High Street and railway station, the property also falls within the sought-after catchment areas for Quilters Primary School and Billericay School.

The accommodation is arranged over three spacious floors and showcases a stunning interior throughout. A grand entrance hall, with underfloor heating leads to three versatile reception rooms, including a snug, games room and a study, perfect for those working from home. The showpiece of the property is the outstanding open-plan kitchen/dining/living space, finished to an exceptional standard with modern high-gloss cabinetry, quartz worktops, a large central island and bi-folding doors that open onto the extensive rear garden, creating a bright and inviting family hub. A separate utility room offers further practicality.

The elegant oak staircase ascends to a galleried first-floor landing where four generous double bedrooms await, each served by luxuriously appointed bathrooms. Three of the bedrooms also benefit from their own dressing rooms, offering abundant storage and privacy. The top floor hosts two additional double bedrooms and a further well-appointed bathroom, providing excellent flexibility for larger families or guests.

Externally, the property enjoys an expansive and secluded rear garden, beginning with a paved patio ideal for outdoor entertaining, with the remainder laid to lawn and complemented by mature trees and shrubs. To the front, a garage and a gravelled driveway offer ample parking for multiple vehicles.

Offered with NO ONWARD CHAIN, viewing is highly recommended.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have

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Stunning six-bed executive home (built 2019) with luxury interiors, three receptions, open-plan kitchen, large garden, garage, and parking. Close to schools, High Street, and station. No onward chain. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Over 4000 sq ft of accommodation.
- Three reception rooms and a large open plan kitchen / dining / family room.
- Six double bedrooms.
- Five bathrooms.
- Approaching 1/3 of an acre plot within a cul-de-sac.
- NO ONWARD CHAIN.





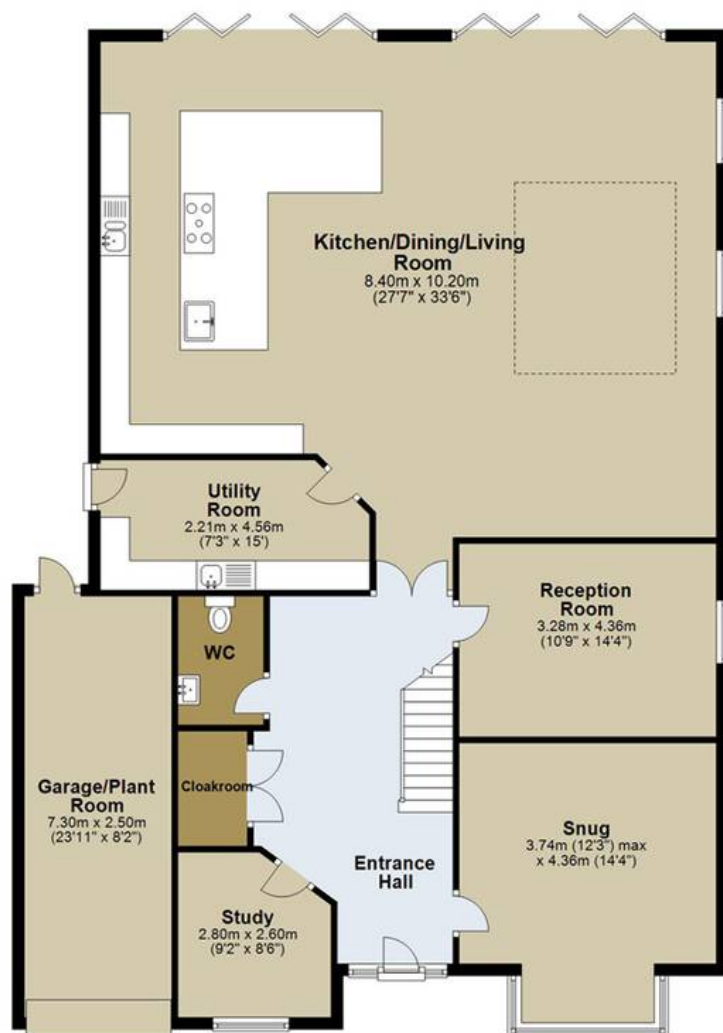






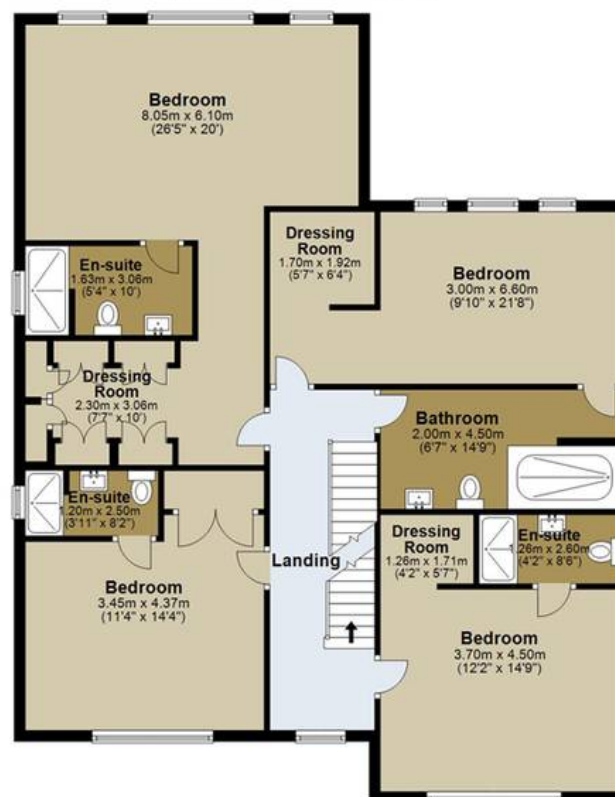
Ground Floor

Approx. 177.2 sq. metres (1907.2 sq. feet)



First Floor

Approx. 129.9 sq. metres (1397.9 sq. feet)



Second Floor

Approx. 78.1 sq. metres (840.6 sq. feet)



About Us

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