Quirk & Partners®

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46 Sussex Way, Billericay, CM12 0FA

Offers In Excess Of £525,000

- EPC RATING B
- MODERN INTEGRATED KITCHEN
- GARAGE & DRIVEWAY
- NEARBY SCHOOLS & STOCK BROOK MANOR
- SOLID WOOD INTERNAL DOORS
- IMMACULATELY PRESENTED FAMILY HOME
- REFITTED BATHROOM & W.C
- CUL-DE-SAC LOCATION
- EV CHARGER, SOLAR PANELS & BATTERY
- FIBRE OPTIC BROADBAND

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A superbly presented, link detached family home, updated by the current Vendors to a high standard, ready to move straight in ! This modern house was built in 1994 and has been in the same family ownership for nearly 25 years. The property is nestled in a sought after cul-de-sac within the popular Arundel Heights Development, in North Billericay, adjacent to Stock Brook Manor and surrounding 60 acre Nature Reserve. Buttsbury and Mayflower Schools are within close proximity, along with nearby convenience shops and parks. The accommodation includes an entrance hallway and modern ground floor W.C, a refitted and integrated kitchen, including Bosch double oven and grill, dishwasher and fridge/freezer, there is also a washer/dryer, quartz worksurfaces, electric underfloor heating and personal door to the rear garden. There is a spacious, dual aspect lounge / diner, with built-in understairs storage, French doors open to the landscaped garden with composite decking and fencing. leading to the attached garage with eaves storage, power, lighting, electric roller door. The first floor accommodation includes a naturally light landing area with airing cupboard, housing the combination gas boiler (installed in 2018) there is also loft storage which is boarded. The refitted family bathroom, includes a paneled bath, with electric shower above, low level W.C, vanity unit wash hand basin, chrome heated towel rail and electric underfloor heating. Bedroom one is to the rear aspect and includes built in wardrobes, bedroom two is a comfortable double room and bedroom three would make an ideal children's bedroom or home office, there is a built-in wardrobe to this room. To the front of the property is an EV charging point, there is also space for two medium size family cars. This energy efficient home has an impressive B rating Energy Performance Certificate, which gives buyers access to green mortgages that offer lower interest rates, cashback rewards, or potentially higher borrowing limits.

3 1 1 B

Council Tax Band: E







ENTRANCE HALLWAY
8'8 x 3'6

GROUND FLOOR W.C

LIVING / DINING ROOM
24'8 x 11'11 max

MODERN INTEGRATED KITCHEN
10'5 x 7'4

FIRST FLOOR LANDING
8'6 x 3'1

BEDROOM ONE
12'4 x 9'1

BEDROOM TWO
12'2 x 9'1 max

BEDROOM THREE
8'2 x 7'4

FAMILY BATHROOM
7'1 x 6'5

DRIVEWAY FOR TWO CARS

GARAGE
17'5 x 9

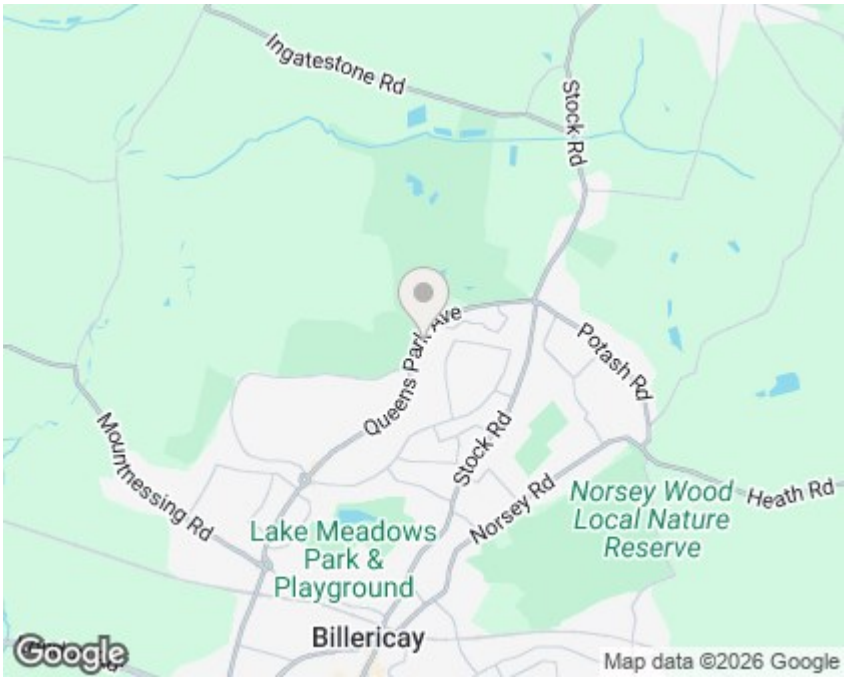
LANDSCAPED REAR GARDEN
33 x 26









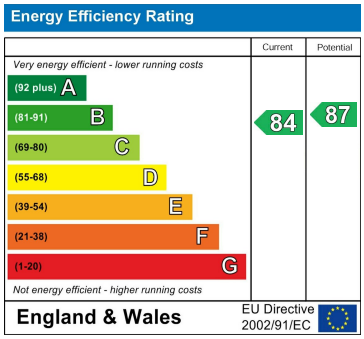


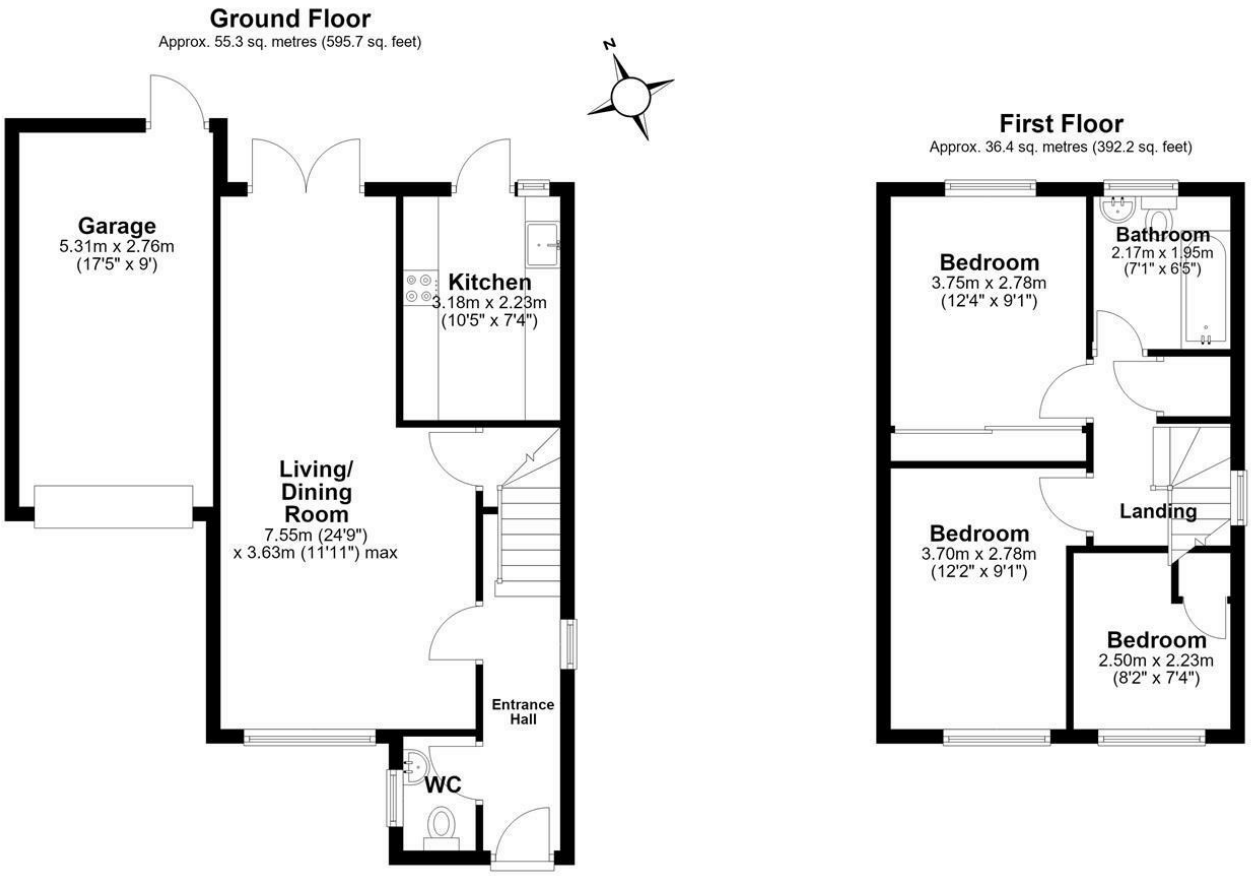
Viewings

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

EPC Rating:

B





Total area: approx. 91.8 sq. metres (987.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Sussex Way

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