



## 1 The Mount, Billericay, CM11 1HD

Guide Price £725,000

- BADGERS MOUNT DEVELOPMENT
- SPACIOUS DETACHED FAMILY HOME
- ENSUITE TO MASTER
- DINING ROOM & SEPARATE STUDY
- DOUBLE GARAGE AND LOFT ROOM
- COUNTRYSIDE VIEWS TO THE FRONT
- FIVE BEDROOMS
- LARGE LOUNGE
- KITCHEN AND UTILITY ROOM
- REAR GARDEN APPROXIMATELY 45' X 45'

SPACIOUS DETACHED FIVE BEDROOM FAMILY HOME ON POPULAR DEVELOPMENT CLOSE TO LOCAL SCHOOLS, SHOPS AND NORSEY WOODS. Once inside the light filled entrance hall, stairs rise to the first floor with glass balustrade and sensor lighting, smooth ceiling with downlighters radiator. An arch leads into the inner hallway, having doors to the lounge, kitchen and study. With a large window to the front, letting in floods of natural light, the spacious and impressive lounge has built in Portuguese Limestone hole-in-the-wall fireplace, adjacent recess with lighting over and coved cornice to smooth ceiling with downlighters. Double doors lead into the good sized dining room with double glazed window to front, coving to smooth ceiling and radiator. The fitted kitchen has double glazed window o rear, fitted eye and base level units with granite work surface over incorporating one and a half bowl sink unit, integrated oven, five ring gas hob with extractor over, wine fridge, dishwasher, microwave and tiled floor. Utility room with matching units have granite wok surface over, sink unit and space for washing machine and tumble dryer. On the first floor are five good sized bedrooms with the master being ensuite, comprising of panelled bath, wash hand basin, low level W.C, shower cubicle, tiled floor with inset sensor lights, extractor fan and tiled walls. A very spacious bathroom with white three piece suite. A hatch on the landing with drop down ladder up to a spacious loft room with two Velux windows and storage cupboard. Externally, a driveway leads to a integral double garage, which subject to planning could be converted into additional accommodation. The large rear garden has full width patio area, ideal for entertaining with steps up to a large lawned area.

5 2 3 D

Council Tax Band: F



**ENTRANCE HALL**

13'10" x 9'8" reducing to 6'2"

**INNER HALLWAY**

8'7" x 3'4"

**GROUND FLOOR CLOAKROOM**

6'1" x 3'6"

**LOUNGE**

17'10" x 17'

**DINING ROOM**

13'6" x 9'11"

**FITTED KITCHEN**

12' x 11'4"

**UTILITY ROOM**

11'3" x 5'10"

**LANDING**

27'6" x 4'4" reducing to 3'3"

**BEDROOM ONE**

13'7" x 9'11"

**ENSUITE**

11'2" x 5'9"

**BEDROOM TWO**

11'4" x 10'11"

**BEDROOM THREE**

11'3" x 9'8"

**BEDROOM FOUR**

10'2" x 8'4"

**LOFT ROOM**

20' x 11'

**BEDROOM FIVE**

10'1" x 8'3"

**BATHROOM**

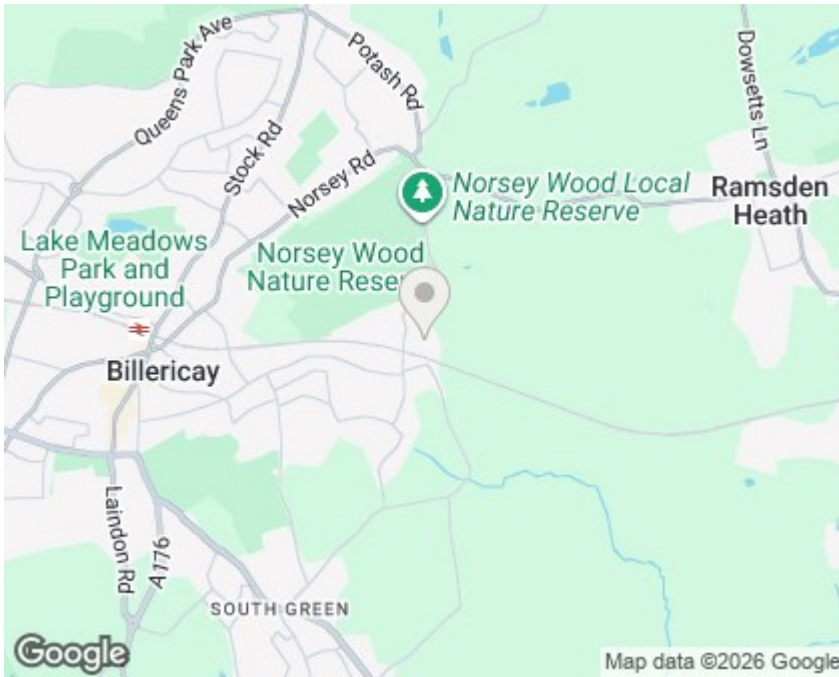
9' x 6'3"

**REAR GARDEN**

45' x 45' approximately

**DOUBLE GARAGE**





## Viewings

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

## EPC Rating:

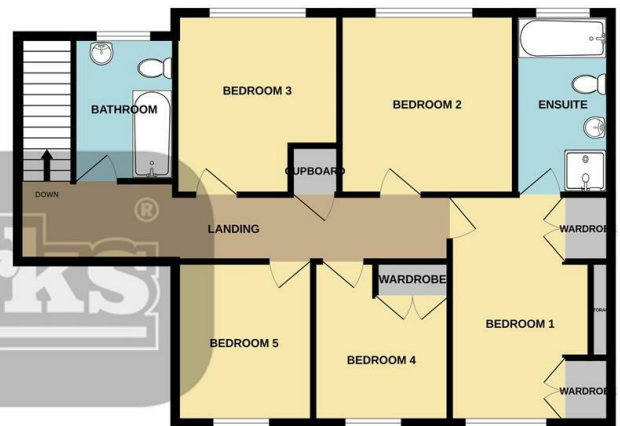
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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