Quirks
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4 Magnolias, Billericay, CM11 2SH

Asking Price £780,000

- RECENTLY RENOVATED FAMILY HOME
- SOUTH FACING REAR GARDEN
- REFITTED EN-SUITE, BATHROOM & W.C
- THREE RECEPTION ROOMS
- NEARBY SCHOOLS & SHOPS
- FOUR BEDROOMS
- PART CONVERTED DOUBLE GARAGE
- MODERN INTEGRATED KITCHEN
- SECLUDED CUL-DE-SAC LOCATION
- SPACIOUS HALLWAY & UTILITY ROOM

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This recently renovated four bedroom detached family home enjoys a private South facing rear garden. Magnolias is a quiet cul-de-sac of only five detached properties in the Great Burstead area of Billericay, near to schools, convenience shops, pubs and open countryside. Upon entering, you are welcomed by a beautifully presented entrance hallway, measuring 18ft long, with understairs storage and glazed double doors that flow into the generous living room with dual aspect, including French doors to the rear garden. There are two further reception rooms, a spacious 19ft x 10ft dining / family room and part converted garage, creating a sizeable games room, also with double glazed French doors to the landscaped rear garden. The remainder of the double garage is used for storage with the two up and over doors in place, should the new owner wish to convert back in the future. The modern integrated kitchen features a vaulted ceiling with Velux window and double glazed French doors. this room has plenty of natural light and has built in appliances which includes, full height fridge and freezer, Siemens induction hob, Bosch double oven, dishwasher and granite worksurfaces with inset sink/drainer. This property has the advantage of a utility room with spaces for washing machine and tumble dryer and double glazed door to the rear garden, there is also a modern ground floor W.C. The first floor landing has loft access and leads to four sizeable bedrooms, with three double rooms and one spacious single bedroom. Bedroom one has an impressive en-suite shower room, refitted to a high standard with modern fittings, including double width shower cubicle with rainfall shower, vanity unit wash hand basin and low level W.C, heated towel rail. There are three further bedrooms to the first floor, bedroom four is currently arranged as a dressing room, but would also make a comfortable children's bedroom. The fully tiled family bathroom, has also been updated and is well suited for families, there is a shower above the bath, vanity unit wash hand basin, low level W.C and heated towel rail. Externally the property occupies a wide plot, with an un-overlooked rear garden , measuring 54ft x 34ft, which has an extensive porcelain paved patio area, perfectly suited for BBQ's and entertaining, also with artificial lawn, timber built Summerhouse, outside power points and side gate access. To the front of the house is a resin bonded driveway, providing parking for several vehicles.

4 2 3 C

Council Tax Band: F

ENTRANCE HALLWAY
18'2 x 6'2 reducing to 4'3

GROUND FLOOR W.C

UTILITY ROOM
6'7 x 6'3

LIVING ROOM
19'7 x 9'6

GAMES ROOM / HOME OFFICE
15'5 x 10'9

DINING ROOM / FAMILY ROOM
19'4 x 10'10

INTEGRATED KITCHEN
11'2 x 10'10

FIRST FLOOR LANDING

BEDROOM ONE
12'6 x 9'6

EN-SUITE SHOWER ROOM
9'6 x 5'4

BEDROOM TWO
10'10 x 9'10

BEDROOM THREE
9'6 x 9'2

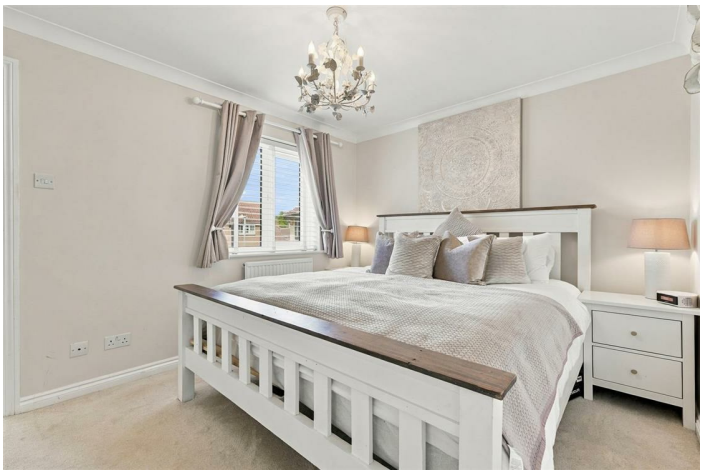
BEDROOM FOUR
9'6 x 7'10

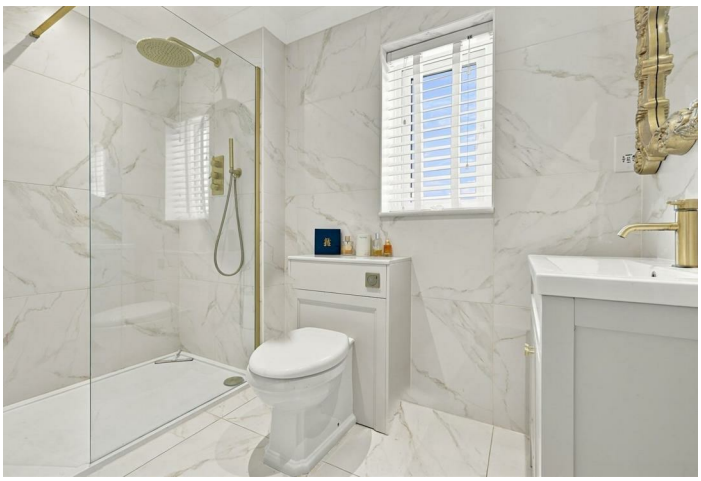
FAMILY BATHROOM
6'11 x 5'7

LANDSCAPED SOUTH FACING REAR GARDEN
54 x 34

PART CONVERTED GARAGE / STORAGE SPACE

RESIN BONDED DRIVEWAY



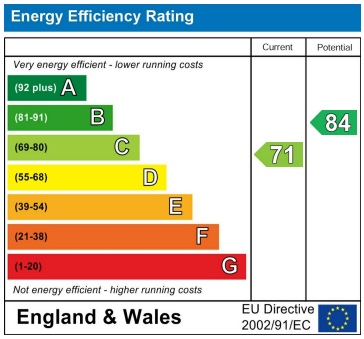


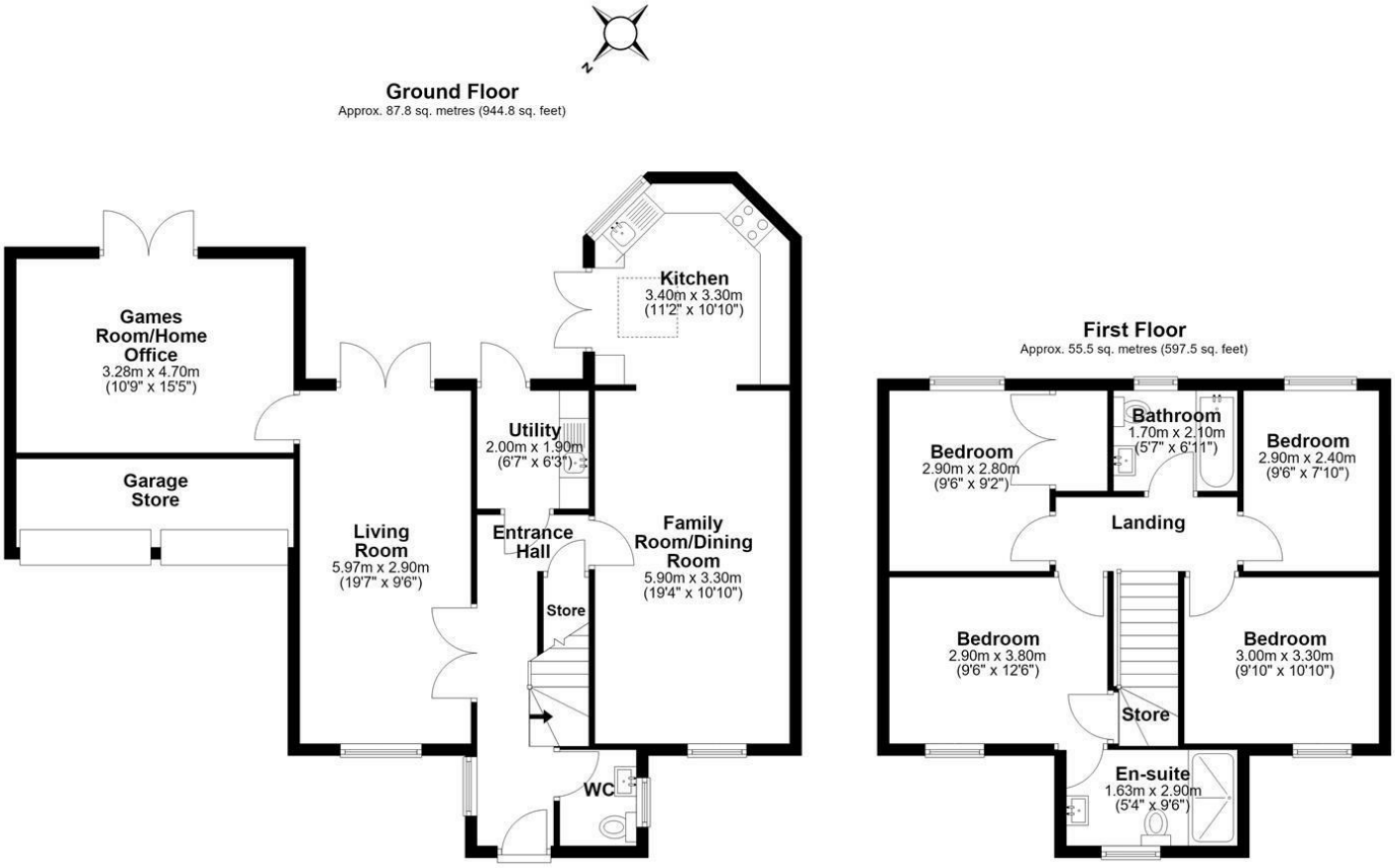
Viewings

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

EPC Rating:

C





Total area: approx. 143.3 sq. metres (1542.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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