



257 Noak Hill Road, Billericay - CM12 9UN

£1,200,000 Freehold

Offered with no onward chain and boasting over 2500 sq ft of versatile living space, this impressive five-bedroom detached family home is set behind a substantial walled and electric-gated carriage driveway, providing secure parking for multiple vehicles.

The kitchen and attached breakfast room also overlook the garden, offering sunny casual dining, the kitchen with further integrated fridge and the new washing machine to remain. The generous rear garden is a true highlight, designed to offer both tranquillity and space for outdoor entertaining.

Council Tax band: G ~ EPC Energy Efficiency Rating: D



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Porch
Entrance Hall

Lounge 22' 8" x 12' 8" (6.91m x 3.86m)

Kitchen / Breakfast Room 12' 9" x 19' 8" (3.89m x 5.99m)

Utility Room 8' 4" x 7' 10" (2.54m x 2.38m)

Dining Room 18' 0" x 11' 1" (5.49m x 3.38m)

Study 9' 7" x 7' 6" (2.92m x 2.28m)

Cloakroom

Landing

Bedroom One 13' 3" x 12' 9" (4.04m x 3.89m)

En-suite 10' 4" x 8' 8" (3.15m x 2.64m)

Bedroom Two 17' 1" x 13' 4" (5.20m x 4.06m)

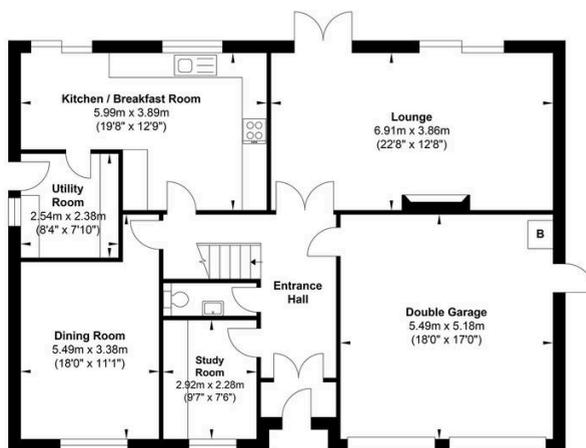
Bedroom Three 10' 4" x 13' 7" (3.15m x 4.15m)

En-suite 5' 11" x 4' 5" (1.80m x 1.35m)

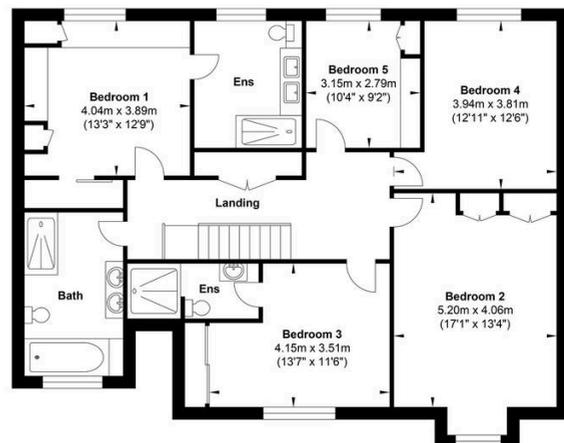
Bedroom Four 12' 11" x 12' 6" (3.94m x 3.81m)

Bedroom Five 10' 4" x 9' 2" (3.15m x 2.79m)

Bathroom 13' 1" x 7' 9" (3.98m x 2.36m)



Ground Floor



First Floor

Gross Internal Floor Area : 239.0 m2 ... 2573.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.