

ASHTON WHITE
Leading the way home

23 Broome Road, Billericay CM11 1ES

Offers In Excess Of £750,000

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23 Broome Road
Billericay CM11 1ES

SALE AGREED BY ASHTON WHITE Situated in a quiet cul-de-sac on the popular Norsey Farm estate in Billericay, is this extended four bedroom semi-detached house. The property offers well-presented accommodation, featuring 'smart-home' technology and automation, the 'must-have' open plan kitchen/family room and an outstanding garden room/studio. The majority of the house benefits from underfloor heating and cat 5 network cabling; great for those working from home. Buttsbury and Mayflower schools are nearby, with the town and station within 1.5 miles.

You enter the property into a porch with a ground floor cloakroom and door to the hallway with built-in storage and stairs leading to the first floor. To the front is the lounge with a feature media wall, and to the rear is the impressive open-plan kitchen/living/dining room featuring 3 sets of bi-folding doors. The kitchen includes a range of integrated appliances and extensive granite worktops. There is ample space for casual seating and dining with an almost seamless transition onto the garden terrace and pergola seating area. Up on the first floor is the landing area which has a hatch to the loft area. The main bedroom is located to the rear and includes fitted wardrobes and storage units, with the benefit of a fully-tiled en-suite shower room. The extended second bedroom offers ample space, together with the third double bedroom and full-fitted fourth bedroom, currently used as a smart home office; large enough to accommodate 2 desks. The family bathroom is fitted with a white suite and includes a large oval Jacuzzi bath and walk-in shower.

To the front is a block paved driveway providing space for 2 cars, leading to the single garage, fitted with an electric roller door. Side access via a secure gate leads to the rear garden which commences with a full-width paved patio and stylish pergola, mature shrubs and hedges providing a good degree of privacy.

























PORCH
6 x 4 (1.83m x 1.22m)

GROUND FLOOR CLOAKROOM
4'5 x 3'7 (1.35m x 1.09m)

ENTRANCE HALL
11'2 x 6 max (3.40m x 1.83m max)

LOUNGE
15'6 x 12'7 (4.72m x 3.84m)

KITCHEN/LIVING/DINING ROOM
23 max x 22 max (7.01m max x 6.71m max)

BEDROOM ONE
11'8 x 11'2 (3.56m x 3.40m)

EN-SUITE SHOWER ROOM
8'6 x 5'4 (2.59m x 1.63m)

BEDROOM TWO
17'5 x 10 (5.31m x 3.05m)

BEDROOM THREE
10'10 x 10'3 (3.30m x 3.12m)

FAMILY BATH/SHOWER ROOM
8'6 x 6 (2.59m x 1.83m)

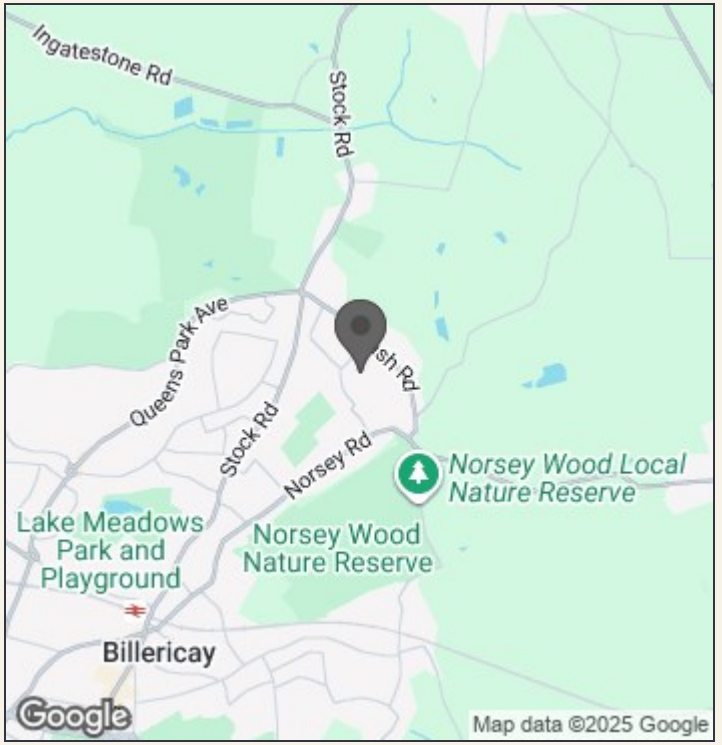
GARDEN ROOM/STUDIO
17 max x 16'2 max (5.18m max x 4.93m max)

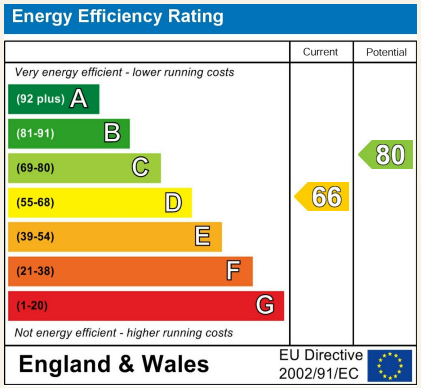
GARAGE
16'7 x 8'3 (5.05m x 2.51m)



Gross Internal Floor Area : 175.08 m2 ... 1884.54 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.





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