

136 Norsey Road, Billericay CM11 1BH

£1,195,000

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SALE AGREED BY ASHTON WHITE Set along Billericays Norsey Road and backing onto Norsey woods is this four bedroom detached family house. With a gated entrance, ample parking and a 130' southerly facing garden, this property has much to offer, with further potential for enlarge (lapsed planning, was passed for a second floor extension to provide a further large bedroom and en-suite).

To the ground floor is a very large entrance hall with built-in storage, showroom and a boot/utility room. To the front of the house is a well-proportioned family room with dual aspect windows. To the rear is the lounge which overlooks the delightful gardens and woodland beyond; the focal point of this room is a cosy wood burner. An opening leads through to the dining area which in turn takes you into the conservatory, which overlooks the garden. The kitchen/breakfast room is comprehensively fitted in a range of white gloss units with extensive granite work tops including an island breakfast bar, together with a range of integrated appliances. Off of the kitchen is a separate utility room, with space for white goods.

Up on the first floor is a landing area with built-in storage and access to the loft area. The main bedroom is located to the rear, featuring a Juliet balcony overlooking the garden and woodland. There is also a full-size en-suite bath and shower room. The second bedroom is also located to the rear of the house, overlooking the garden and woodland. The remaining two double bedrooms are situated to the front of the house; one having a walk-in dressing room and the other benefitting from having an en-suite shower room. The modern fitted family bathroom has a white suite, including a bath and separate shower cubicle.

To the front is a gated driveway and brick wall to the boundaries, offering ample parking. To the rear is the delightful southerly facing garden, extending to around 130' with a large patio, extensive lawns, and timber sheds to the rear.

























IMPRESSIVE ENTRANCE HALL
15 x 10'5 (4.57m x 3.18m)

GROUND FLOOR SHOWER ROOM
6'5 x 5'3 (1.96m x 1.60m)

UTILITY ROOM
8 x 6 (2.44m x 1.83m)

LOUNGE
17'10 x 16'8 (5.44m x 5.08m)

DINING AREA
11 x 9'6 (3.35m x 2.90m)

CONSERVATORY
16'3 x 16 (4.95m x 4.88m)

FAMILY ROOM
14'10 x 13'6 (4.52m x 4.11m)

KITCHEN/BREAKFAST ROOM
13'8 x 13'6 (4.17m x 4.11m)

UTILITY ROOM
11 x 3'6 (3.35m x 1.07m)

BEDROOM ONE WITH EN-SUITE
13'4 x 12 (4.06m x 3.66m)

BEDROOM TWO
12'10 x 12 (3.91m x 3.66m)

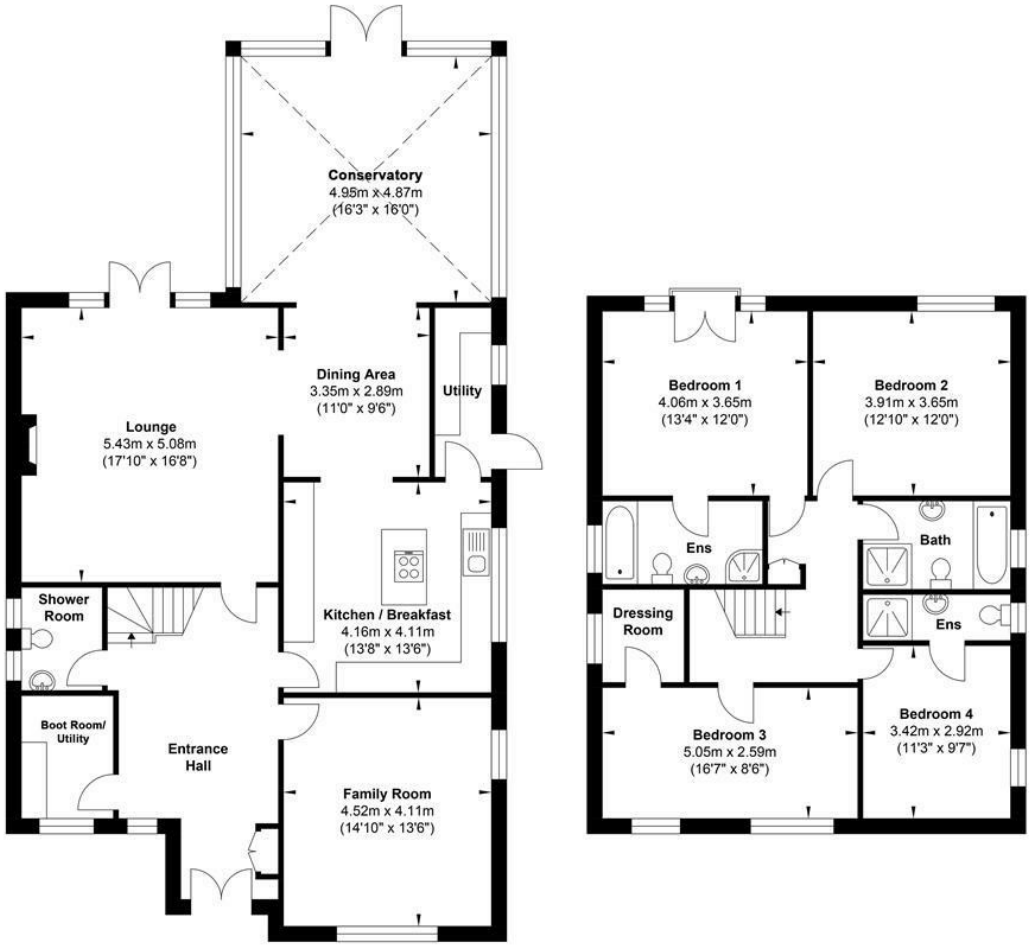
BEDROOM THREE
16'7 x 8'6 (5.05m x 2.59m)

DRESSING ROOM
6'7 x 5'4 (2.01m x 1.63m)

BEDROOM FOUR WITH EN-SUITE
11'3 x 9'7 (3.43m x 2.92m)

FAMILY BATH/SHOWER ROOM
9'7 x 5'9 (2.92m x 1.75m)

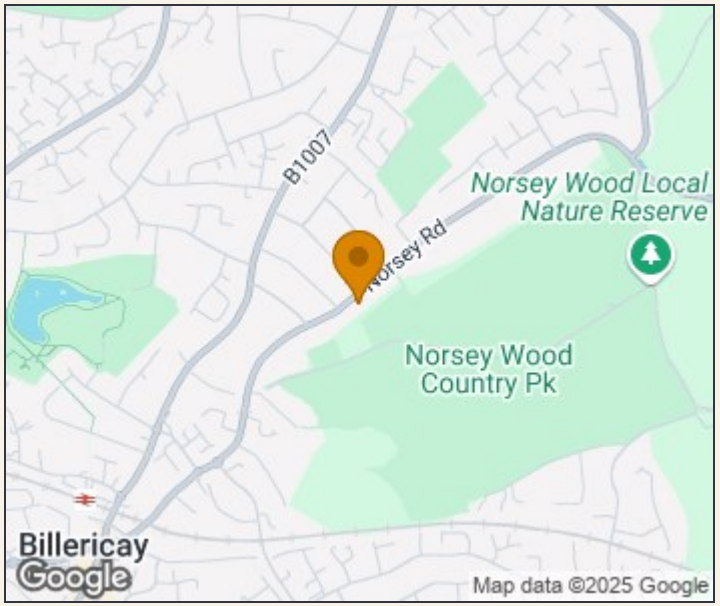
SOUTHERLY FACING GARDEN
BACKING WOODS
130' (39.62m)

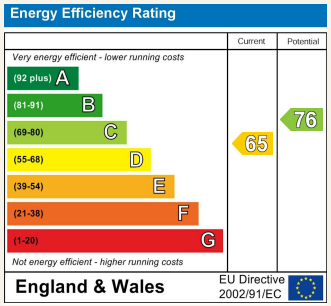


Ground Floor **First Floor**

Gross Internal Floor Area : 211.37 m2 ... 2275 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.





VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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