



Henton Kirkman
- Residential -

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Chepstow Close, Billericay

Price £695,000

Chepstow Close is a peaceful cul-de-sac on the edge of the popular Norsey Farm development and this extended four-bedroom home with double garage, enjoys a westerly rear aspect with an unexpected wooded backdrop. Being within both Buttsbury and Mayflower school catchment area makes this a popular choice for families and with this home having undergone thoughtful internal changes and extensions it ensures the accommodation available will adapt to most families changing needs.

Not only has the kitchen which has been refitted by Hutton kitchens in Walnut units and granite tops, been knocked through to the dining room to create a large family living space, but the side extension has also provided a large utility room with external access and a play room that is open plan to the kitchen and has doors out to the rear garden. In addition, the hallway with wood parquet flooring gives access to a ground floor cloakroom, has double doors opening to the dining area of the kitchen and a lounge, which has a new carpet also enjoys patio doors out to a sizeable conservatory with views of the 50' rear garden.

As mentioned, there are four bedrooms, each of these are of a decent size with three having fitted bedroom furniture and one having an en-suite shower room, in addition there is also a family bathroom fitted in a modern white suite. For the commuter, other residents who work in London have told us they can do the Station walk in a brisk 20 minutes, catching the 522 bus at the end of a neighbouring road on the colder days. Within close proximity there is Stock Brook Manor Country Club with its top leisure facilities and golf course, there is also 166 acres of Norsey Woods, open countryside and just a short drive-away the shops, bars and restaurants of Billericay High Street await.

Integrity, honesty and trust



GROUND FLOOR CLOAKROOM - Fitted with a modern white suite and a complimentary tiled floor, this cloakroom with a rear window has a close couple WC and a wall mounted handbasin with mixer taps.

KITCHEN/DINER 6.25 m x 4.34 m reducing to 3.83 m (20ft 6 x 12ft 7)

UTILITY ROOM 2.73 m x 2.34 m (8ft 11 x 7ft 8) - Built to the side of the house and with a window and an external door leading out to an outside side passageway where there is a side door to the garage, this utility room has matching Amtico flooring to the kitchen to ensure continuity flows between both areas. There is a range of modern cream coloured fitted units which incorporate a sink unit and spaces for a tumble dryer and washing machine.

PLAY/DAY ROOM 5.03 m x 2.34 m (16ft 6 x 7ft 8) - Being accessed via double doors, this adjoining room is pretty much open plan to the kitchen diner. This lovely light and bright room with two side windows and sliding patio doors that lead out to the rear garden, can evolve over the coming years as your family's needs change.

LOUNGE 5.83 m x 3.82 m (19ft 2 x 12ft 6) - This well-proportioned, full width rear facing lounge with a side window has a newly fitted carpet and a feature fireplace to give you the all-important cosy focal point. Double doors then open to the conservatory.

CONSERVATORY 4.34 m x 4.21 m (14ft 3 x 13ft 10) - As you can tell this is a sizeable conservatory addition, which has doors opening onto the garden and a brick base with uPVC glazed panels, a vaulted ceiling and a tiled floor. It's also worth noting there are two radiators linked to the main central heating system which should enable this conservatory to be used more frequently during the warmer seasons.

BEDROOM ONE 3.82 m x 3.14 m (12ft 6 x 10ft 4) - With a rear facing window, this room has a pleasant outlook over adjoining wooded gardens, there is also a range of fitted bedroom furniture and a door to the en-suite shower room.





EN-SUITE SHOWER ROOM - These en-suites are wide rooms with a side window, this one has a fitted white suite which comprises of a close coupled WC, a wash basin with vanity cupboard under and a shower cubicle which has an Aqualisa pumped shower.

BEDROOM TWO 3.49 m reducing to 3.09 m x 3.24 m (11ft 5 > 10ft 2 x 10ft 8) - This good size double room with a side window also has fitted bedroom furniture which incorporates wardrobes and dressing table.

BEDROOM THREE 3.55 m x 2.5 m (11ft 8 x 8ft 1) - Having a front facing window, this bedroom is generous in size and has a newly fitted carpet together with fitted bedroom furniture providing storage.

BEDROOM FOUR 2.79 m x 2.33 m (9ft 2 x 7ft 8) - It's worth noting these measurements represent clear floor space so this rear facing bedroom, which is often used as a study actually has ample room for single bed and storage.

BATHROOM - Fitted with a modern white suite, this naturally bright tiled bathroom with a wood style floor, fitted shaver point and side window, comprises a panel enclosed bath with mixer taps and a separate Aqualisa pumped shower, a wash basin and close coupled WC.

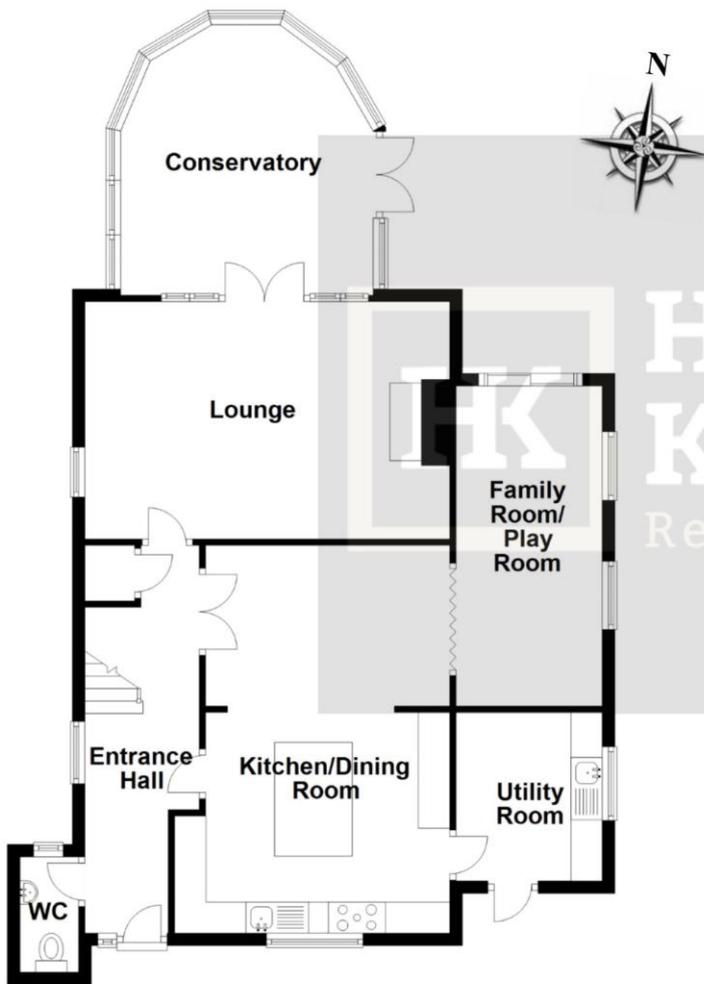
OUTSIDE – FRONT - To the front of the property there is a small garden area and a double width driveway which provides parking and access to the detached double garage.

DOUBLE GARAGE 5.07 m x 4.95 m (16ft 8 x 16ft 3) - This garage has a double width up and over door and therefore no awkward central pillar to give you easy access and the ability to park in the centre of the garage whilst having plenty of space around the edge as well as in the eaves for storage.

REAR GARDEN - Measuring approximately 50' in depth, this garden enjoys a sunny aspect and commences with a brick paved patio which extends to both sides and across the rear of the conservatory. To one side there is an area measuring approximately 2.5m wide where the owner has in the past created a vegetable garden.



Ground Floor



APPROX INTERNAL FLOOR AREA

155 SQ M 1673 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor



Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

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