



Henton Kirkman
-# Residential #-

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Bridleway, Billericay

Price £660,000

Occupying a generous southerly easterly facing plot within the Buttsbury and Mayflower School area close to both Norsey Wood and Forty Acre Plantation is this cedar clad four-bedroom detached family home. The property has been modernised inside and enjoys well-proportioned rooms but looking ahead this home provides an excellent basis to eventually create something more contemporary and in tune with 21st century aspirations.

Internally the house provides four bedrooms and a large family bathroom to the first floor, the bathroom which has been refitted with under floor heating has a 4-piece suite that incorporates a walk-in shower with a wall mounted remote control.

The family friendly ground floor with wood laminate flooring, a cloakroom and an 'L' Shaped kitchen/diner with walk in pantry also enjoys a lovely naturally bright, rear facing lounge which is accessed via double doors from the hall and boasts impressive full width bi-folding doors that embrace the garden and bring the outside in.

Externally the property is well positioned within its plot, benefiting from a generous frontage for ample parking and an impressive 105' rear garden that faces in a south easterly direction. The overall plot and garden have established borders which give an excellent amount of privacy and create a rural feel to the surroundings. In addition, to the side of the house is a double length garage/covered storage.

Integrity, honesty and trust



ENTRANCE PORCH - Having glazed sides the porch provides you with a useful space for dirty shoes and umbrellas, this in turn leads into...

RECEPTION HALL - Dark wood effect laminate floor is fitted to this hallway to ensure it has practically and is child ready. The carpeted stairs rise to the first floor with a stairwell window bringing natural light through the centre of the house. There are double doors opening to the lounge which in turn gives views of the garden from this hallway. Doors to

CLOAKROOM - This cloakroom has a side window and a modern white suite that consists of a close coupled WC and a wall mounted handbasin.

KITCHEN/DINER 4.79m x 2.35 plus 3.67m x 2.34 (15ft9 x 7ft9 + 12ft x 7ft8)

- This L-shaped kitchen/diner provides ample space for both the white fronted base and wall units together with a large dining table for entertaining. There are front and side facing windows as well as a side door which all provide natural light into this space. The fitted kitchen units and worktops incorporate a sink unit with mixer tap, fridge, dishwasher, and washing machine. There is also a space housing a range style cooker with cooker hood over and a walk-in pantry which has space for a freezer and gives valuable storage for anything to do with food and drink. From the kitchen there is open access into the dining area of this kitchen which makes it a very social space for family and friends. A door from here also leads directly into the lounge.

LOUNGE 6.01m x 3.59m (19ft9 x 11ft9) - The wood effect flooring continues from the hallway where there are double doors opening into this contemporary themed rear facing lounge which has six panel bi-folding doors that virtually span the full width of the lounge and in turn open onto the rear deck and garden. There is also a feature mock chimney breast which incorporates a raised inset limestone fire surround and complementary electric fire.





LANDING - As mentioned previously this landing has natural light from a side facing window, there is an access point to the loft and doors lead to each of the four bedrooms as well as the refitted four-piece bathroom suite.

BEDROOM ONE 3.37m x 2.89m > 3.5m into wardrobe (11ft1 x 9ft6 > 11ft6) - This rear facing bedroom with views of the garden has mirror fronted wardrobes with sliding doors fitted to one wall.

BEDROOM TWO 3.56m x 2.34m (11ft8 x 7ft8) - This front facing bedroom has ample space for a double bed.

BEDROOM THREE 3.58m x 2.34m (11ft9 x 7ft8) - This bedroom has both side and rear windows enjoys good light, it adjoins and shares a landing area with bedroom four.

BEDROOM FOUR 2.56m x 2.34m (8ft5 x 7ft8) - Again this is a rear facing room, it affords natural light and would make an ideal optional study if required...

BATHROOM 3.44m > 2.33m x 2.32m (11ft3 > 7ft8 x 7ft7) - This most generous fully tiled bathroom with under floor heating, a front facing window, downlighters and a heated towel rail, has been refitted in a stylish four-piece suite. This well-chosen suite consists of a modern freestanding bath with mixer tap 's, a close coupled WC, a mounted wash basin on a dark wood vanity unit. Finally, there is a large walk-in tiled shower with rain head and a remote-control unit to ensure you have hot water before stepping in.

OUTSIDE – FRONT - The property enjoys a good frontage sitting approximately 60' back from the road, there is established vegetation surrounding the drive which provides an enviable amount of parking.

DOUBLE LENGTH GARAGING/STORAGE - This garage/covered storage measures approximately 11.04 m long, it has power and light connected and needs general attention or replacement.

REAR GARDEN APPROX. 105' - The rear garden measures approximately 105' deep, it enjoys a south easterly direction and commences a decked area with inset marker lights. The remainder of the garden is mainly lawn with established shrubs which provide almost total seclusion and give a rural feel to the surroundings. To the rear corner is an additional paved seating area and access can be gained by both sides.

AGENTS NOTE

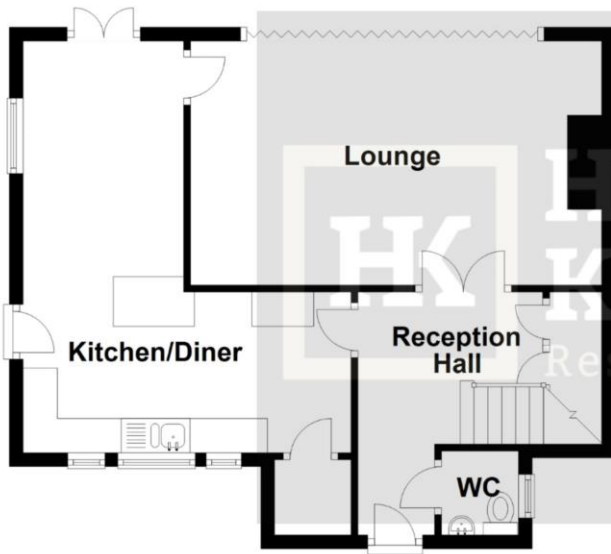
The owners plan to remove the conservatory that is currently attached to the rear of the house and this will not be replaced.

APPROX INTERNAL FLOOR AREA
109 SQ M 1176 SQ FT

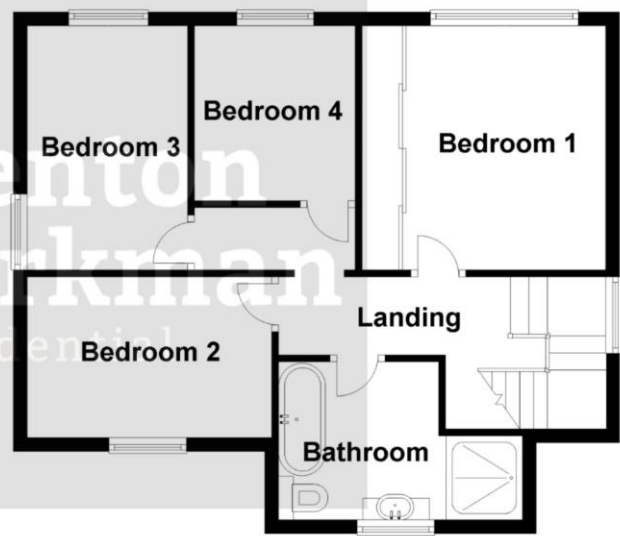
This plan is for layout guidance only and is
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Ground Floor



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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