



**4 Paget Drive, Billericay, CM12 0YX**

**GUIDE PRICE £725,000 - £735,000**

- FIVE BEDROOMS
- OFFICE / DANCE STUDIO
- LIVING ROOM & DINING ROOM
- NEARBY COUNTRY PARK & SCHOOLS
- EXTENSIVE OFF ROAD PARKING
- TWO EN-SUITES & BATHROOM
- KITCHEN / BREAKFAST ROOM
- LOW MAINTENANCE REAR GARDEN
- LOFT CONVERSION
- SOUGHT AFTER LOCATION

Situated in a popular and quiet cul-de-sac location, this impressive five bedroom detached family home, has been recently updated and extended to provide approximately 1,700 square feet of accommodation set over three floors, with four double bedrooms, one single bedroom / study, two en-suites and a modern family bathroom. The naturally light loft conversion benefits from Velux skylight windows to front and rear aspects, built-in eaves storage and en-suite bathroom. There is plenty of built-in and fitted wardrobe space throughout the first floor bedrooms. The ground floor features a spacious and well appointed kitchen, with a modern range of wall and base level units, integrated oven and grill, four ring gas hob and spaces for washing machine, dishwasher and fridge / freezer, there is a Vaillant combination gas boiler installed in 2023. The converted garage provides a flexible space that can be tailored to your needs, whether as a home gym / dance studio or even an extra bedroom if required. This inviting family home is just a short stroll from open fields, making it ideal for countryside walks and outdoor recreation. The outside space requires very little maintenance, there is an extensive paved driveway that provides off-street parking for multiple vehicles. The landscaped rear garden has a recently installed artificial lawn, paved patio, storage shed, outside power points, an outbuilding / summer house with electricity, USB and Sky multi room connection, could make this into an ideal games room or home office. This property is ideally positioned for families, just a short walk to play areas, also within close proximity of Brightside and Buttsbury Primary schools, and Aldi Supermarket.



Council Tax Band: F



ENTRANCE HALLWAY

GROUND FLOOR W.C

OFFICE / DANCE STUDIO

15'11 x 7'9

LIVING ROOM

16'8 x 10'11

DINING ROOM

10'11 x 10'6

KITCHEN / BREAKFAST ROOM

14'3 x 10'6

FIRST FLOOR LANDING

FAMILY BATHROOM

6'8 x 6'5

BEDROOM ONE

14'8 x 10'11

EN-SUITE SHOWER ROOM

6'11 x 6'3

BEDROOM TWO

12'2 x 10'9

BEDROOM THREE

12'7 x 10'11

BEDROOM FOUR / STUDY

7'4 x 6'5

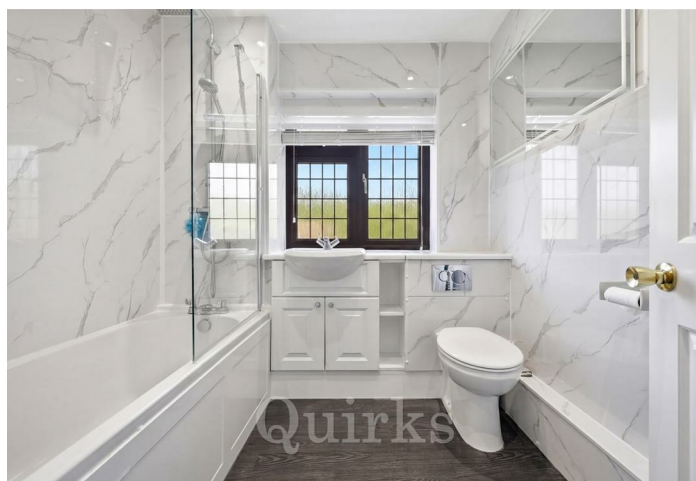
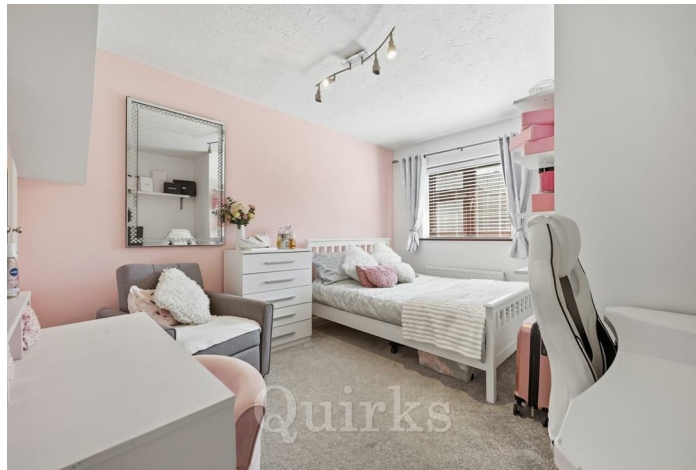
STAIRS TO SECOND FLOOR

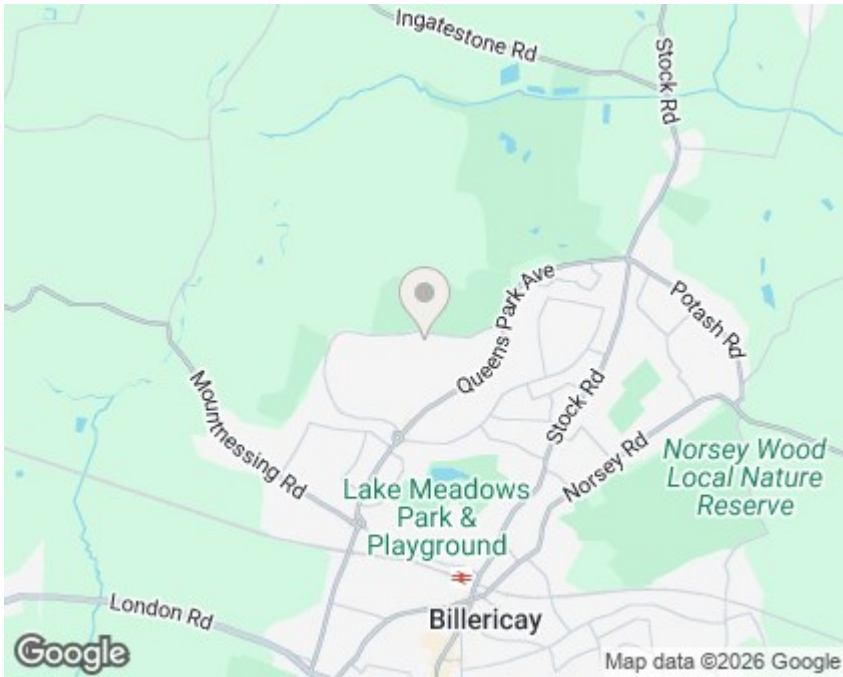
BEDROOM FIVE

19'1 max x 12'5

EN-SUITE BATHROOM

6'2 x 5'6





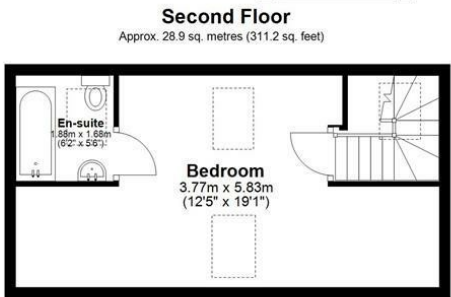
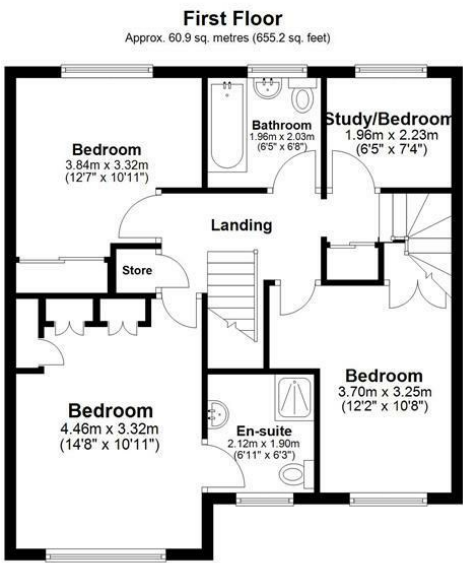
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



**Outbuilding**  
Approx. 6.7 sq. metres (72.4 sq. feet)



Total area: approx. 161.8 sq. metres (1741.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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**Paget Drive**