Quirk & Partners®

Quirks®









# 5 Martingale Road, Billericay, CM11 1SG

## Offers Over £830,000

- DETACHED HOME OFFICE
- CORNER PLOT LOCATION
- UPVC DOUBLE GLAZING
- STUNNING OPEN PLAN KITCHEN / DINING ROOM
- BUTTSBURY / MAYFLOWER SCHOOL AREA
- PLANNING PREVIOUSLY PASSED TO EXTEND
- SOUTH FACING REAR GARDEN
- REFITTED BATHROOMS
- SPACIOUS ENTRANCE HALLWAY
- RENOVATED FOUR BED FAMILY HOME

108a High Street, Billericay, Essex, CM12 9BY
01277 626 541
billericay@quirkandpartners.co.uk
http://www.quirkandpartners.co.uk

A fully renovated four bedroom, detached family home, in North Billericay, occupying a corner plot with a South facing rear garden, with a detached home office and storage space. Situated in a quiet side turning on the sought after Norsey Farm Development, with both Buttsbury & Mayflower Schools within close proximity, along with convenience shops, Norsey Woods Nature Reserve and Stock Brook Country Club. Internal viewing is essential to appreciate the high specification and excellent decorative order, with accommodation including an 18ft entrance hallway, built-in double storage cupboard, refitted ground floor W.C, lounge to front aspect and open plan kitchen / dining room, with two sets of bi-folding doors to the patio area and rear garden, modern fitted kitchen including, central island, with integrated induction hob and wine cooler, additional integrated appliances including oven and grill, dishwasher, fridge / freezer and butler sink. To the first floor are four bedrooms, a refitted bathroom and en-suite shower room. In addition there is new UPVC double glazing throughout, internal doors, flooring and gas boiler installed in Sept 2022. Externally there is off road parking, suitable for two vehicles and an electric car charging point, side gate access leading to the garage, patio & garden. Early viewing is advised to not miss out on this beautifully presented property ! Anyone looking for an annex facility, this property has lots of potential ! with planning previously passed in May 2022, to create a ground floor bedroom, with en-suite and kitchen / utility room, Basildon Council reference 22/00439/FULL

4 2 2 D

Council Tax Band: F







ENTRANCE HALLWAY
18'7 x 8'10 max

GROUND FLOOR W.C

LOUNGE
16'3 x 13'1

OPEN PLAN KITCHEN / DINING ROOM
24'11 x 11'4

FIRST FLOOR LANDING

BEDROOM ONE
12'11 x 11'11

BEDROOM TWO
11'10 x 9'6

BEDROOM THREE
11'5 x 7'11

BEDROOM FOUR
8'10 x 8'7 reducing to 5'8

FAMILY BATHROOM
8'9 x 6'1

CORNER PLOT WITH SOUTH WEST FACING REAR GARDEN

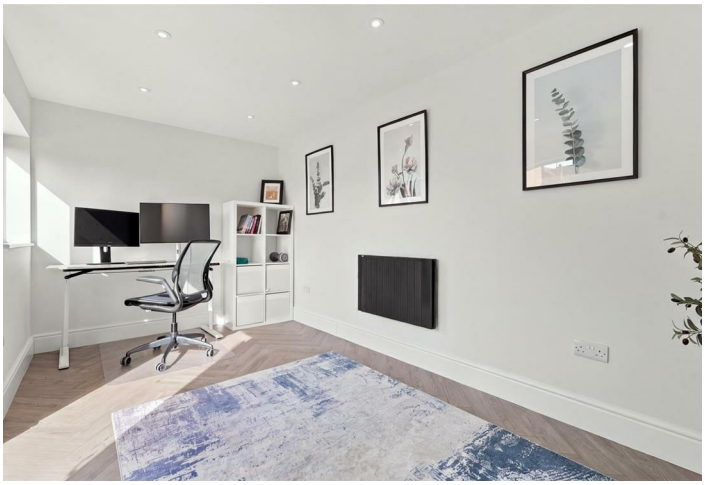
DETACHED HOME OFFICE
14'4 x 8'0

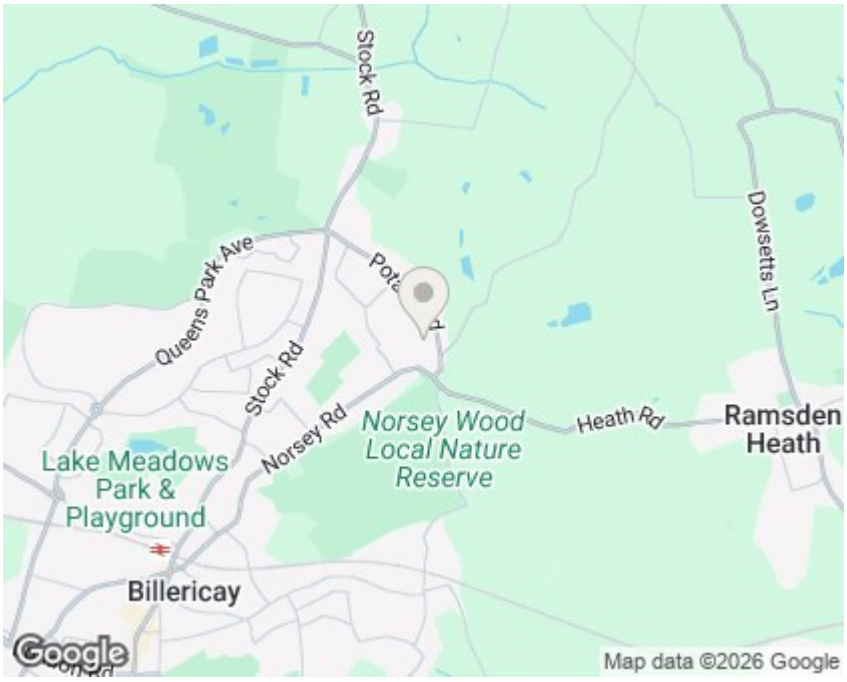
GARAGE / STORAGE ROOM
16'11 x 8'11









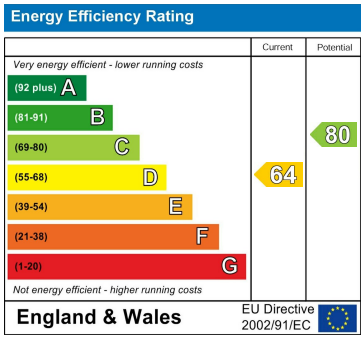


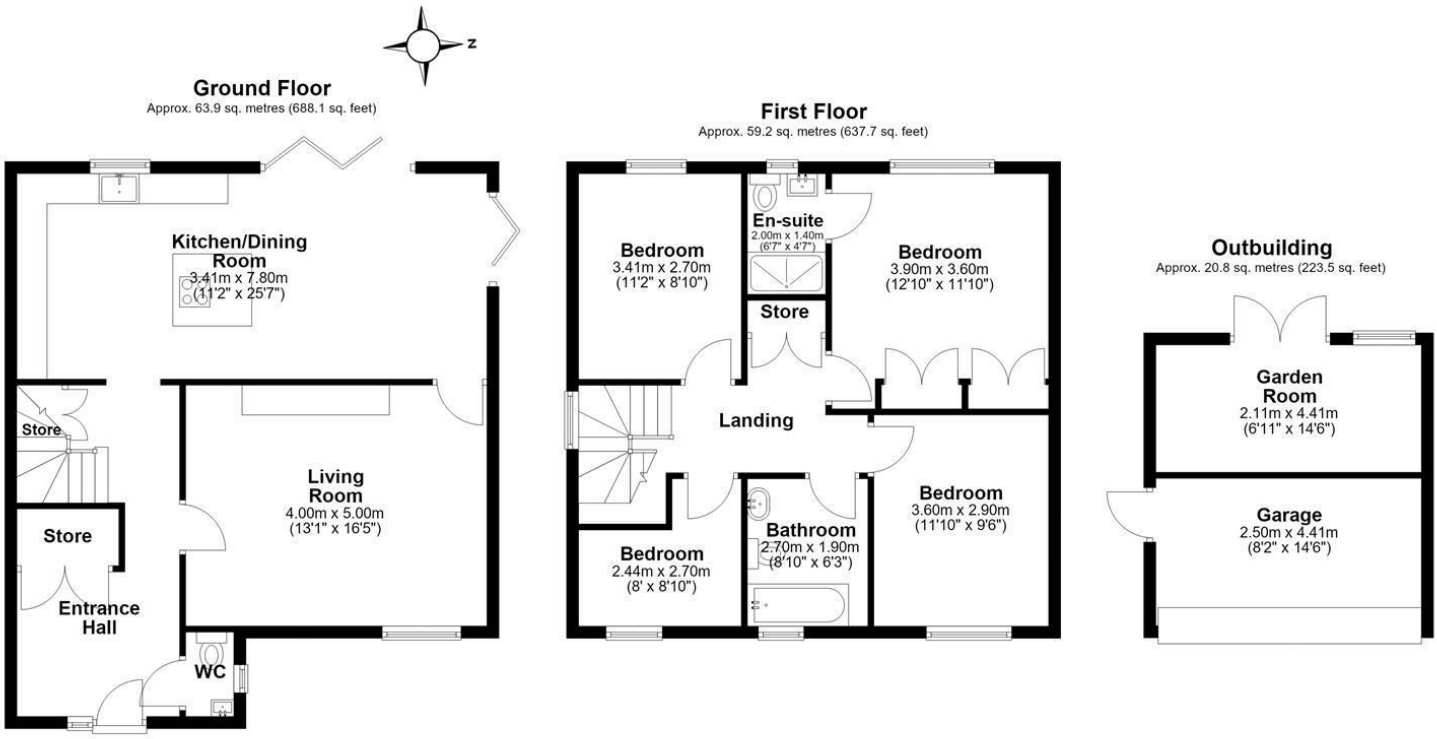

## Viewings

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

## EPC Rating:

D




Total area: approx. 143.9 sq. metres (1549.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

**Martingale Road**