Quirk & Partners®

Quirks®









10 Short Lane, Ramsden Heath, Billericay, CM11 1NY

Offers In Excess Of £595,000

- THREE BEDROOMS
- OPEN PLAN KITCHEN / LIVING ROOM
- MODERN FAMILY BATHROOM
- SUMMERHOUSE / OUTBUILDING
- NEARBY SCHOOL & OPEN COUNTRYSIDE
- LOFT ROOM & STORAGE SPACE
- GROUND FLOOR WET ROOM
- BI-FOLDING DOORS TO 65FT GARDEN
- RECENTLY ADDED BLOCK PAVED DRIVEWAY
- POTENTIAL TO EXTEND FURTHER (STPP)

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

* NO ONWARD CHAIN * Situated in a popular road within the Ramsden Heath Village, is this extensively refurbished and extended, three bedroom family home. This modern property is set back from the road with a recently installed block paved driveway, retaining wall and remote controlled lighting. There is now parking for several vehicles and gated side access to the 65ft rear garden, with outbuilding / summerhouse, which has power and lighting, plus there are two storage sheds. The accommodation includes an entrance hallway leading to a modern ground floor wet room, there is also a utility room with space for a washing machine, this room leads to a 12ft storage room / workshop, housing the Vaillant combination gas boiler, there is access to this room from the front and rear garden. There is an impressive and naturally light, open plan kitchen / dining room, with bi-folding doors, lantern roof and remote controlled underfloor heating. The modern range of wall and base level units are complimented with quartz worksurfaces and a fitted breakfast bar. There is a range of integrated appliances including, five ring gas hob, oven, microwave, dishwasher and wine cooler. Double doors lead to a separate living room, with a feature display fireplace. The first floor landing is a good size, leading to three bedrooms on the first floor and a fully tiled family bathroom, with underfloor heating. There are stairs leading to the loft with an extensive storage space and boarded loft room, with scope to create a bedroom and en-suite if required and subject to planning / building regulation approval. The property previously had planning passed in 2013 for a double storey side extension, incorporating a garage to the ground floor, plans are available on request.

3 2 2 C

Council Tax Band: D







ENTRANCE HALLWAY

GROUND FLOOR WET ROOM

MODERN OPEN PLAN KITCHEN / DINING ROOM
21'5 x 18

LIVING ROOM
14'5 x 10

UTILITY ROOM
7'3 x 6'3

STORAGE ROOM
12'8 x 6'4

FIRST FLOOR LANDING

MODERN FAMILY BATHROOM
7'3 x 5'11

BEDROOM ONE
10'7 x 10'6

BEDROOM TWO
13'11 x 7'2

BEDROOM THREE
10 x 6'6

STAIRS TO SECOND FLOOR

LOFT STORAGE ROOM
10 x 7'2

LOFT STORAGE SPACE
13'1 x 12'10

REAR GARDEN
65 x 36

OUTBUILDING
13'3 x 12'4

INDEPENDENT BLOCK PAVED DRIVEWAY









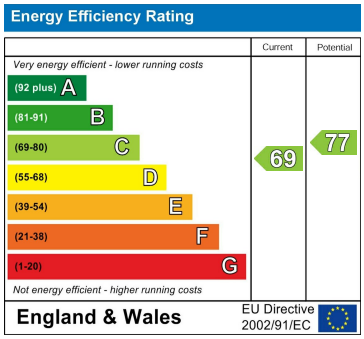


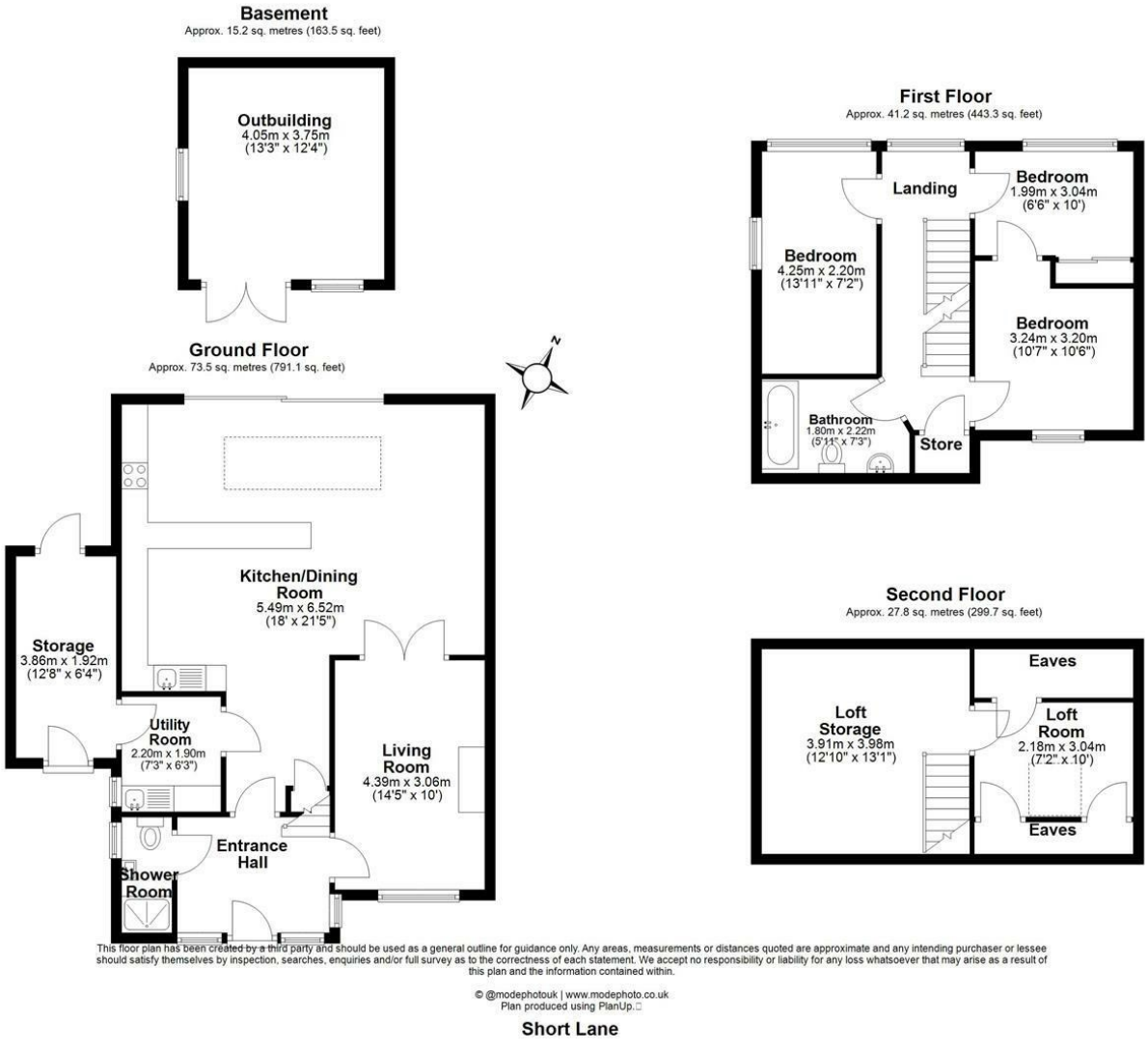
Viewings

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

EPC Rating:

C





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