



78 Norsey View Drive, Billericay, CM12 0QU

Guide Price £575,000

- FOUR BEDROOMS
- KITCHEN / DINER
- GARAGE & DRIVEWAY
- CLOSE TO BUTTSBURY & MAYFLOWER SCHOOLS
- SCOPE TO EXTEND (STPP)
- REFITTED GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- SPACIOUS HALLWAY WITH STORAGE
- SOUGHT AFTER LOCATION IN NORTH BILLERICAY
- UTILITY ROOM

Situated in a highly sought after road within close proximity of Buttsbury & Mayflower schools, is this well presented and extended four bedroom semi-detached family home. The accommodation includes a spacious entrance hallway with built-in storage, sizeable utility room with fitted cupboards, sink / drainer and spaces for washing machine and small tumble dryer, the ground floor shower room is a useful addition and benefits from a recently refitted modern white suite, chrome heated towel rail and fully tiled walls. To the front aspect is a 16'10 (5.1 meters) living room with feature wood burning stove, the property also has a kitchen / diner with sliding patio doors and window overlooking the rear garden, there is a range of wall and base level units with integrated four ring gas hob, oven / grill, sink / drainer, freestanding dishwasher to remain and space for fridge / freezer. The first floor landing has access to the loft and leads to three comfortable double bedrooms and one single, which is currently arranged as a study / home office, all bedrooms benefit from large windows providing plenty of natural light. The family bathroom is well appointed, there is a paneled bath with Aqualisa electric shower above, pedestal wash hand basin and low level W.C, partly tiled walls and radiator. Externally there is extensive parking with a block paved driveway, attached garage with side door access, gated sideway and secluded rear garden with Summerhouse and concrete base. This excellent location is also just a short walk to Lake Meadows Park, Stock Brook Country Club, convenience shops and 300 bus route.



Council Tax Band: E



ENTRANCE HALLWAY

16'0 x 5'11

UTILITY ROOM

9'8 x 8'4

REFITTED GROUND FLOOR SHOWER ROOM

8'3 x 3'1

LIVING ROOM

16'10 x 11'5

KITCHEN / DINER

20'2 x 10'7

FIRST FLOOR LANDING

6'10 x 6'0

BEDROOM ONE

13'2 x 11'4

BEDROOM TWO

13'2 x 8'7

BEDROOM THREE

10'9 x 10'2

BEDROOM FOUR

9'2 x 8'0

FAMILY BATHROOM

8'1 x 5'6

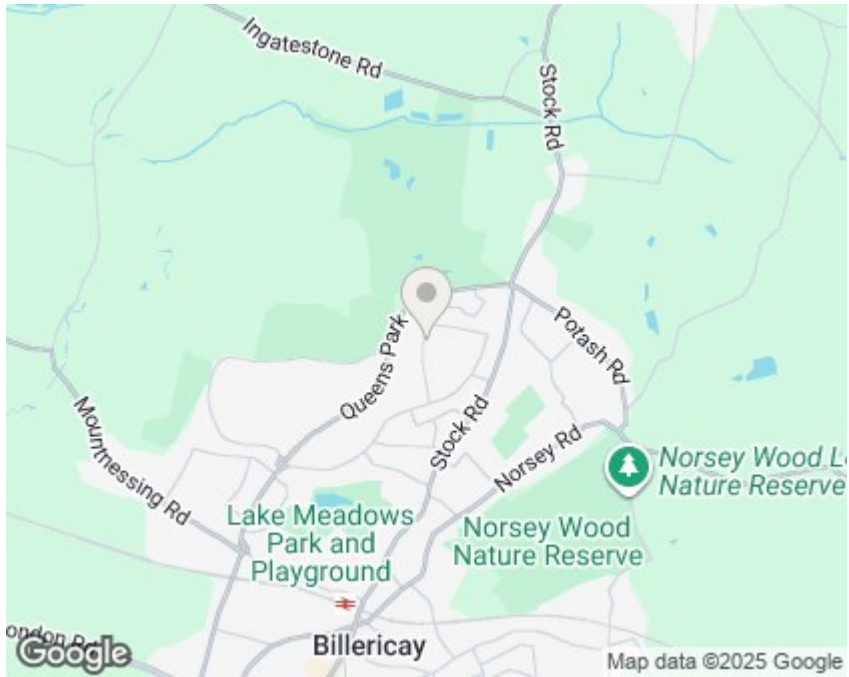
REAR GARDEN

40 x 25

GARAGE

16'1 x 9'4





Viewings

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

EPC Rating:

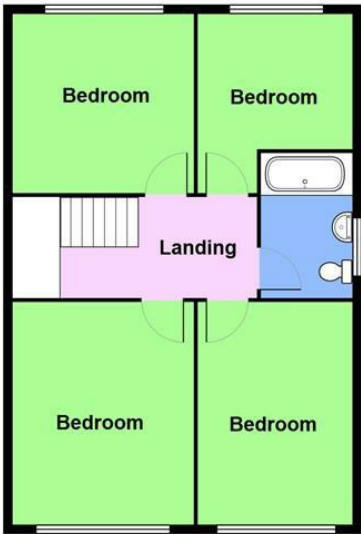
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor
Area: 72.0 m² ... 775 ft²



1st Floor
Area: 55.9 m² ... 602 ft²



AIW Energy Assessors Limited
Energy Performance Certificates - Floor Plans
T: 01244 842115 E: info@aiwenergy.co.uk

Total Area: 127.9 m² ... 1377 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.