



Norsey Road | Billericay | £250,000



Norsey Road

Billericay | Essex | CM11 2AA

The Property Specialists are pleased to present a fantastic opportunity to buy and own a genuine piece of Billericay history. This semi detached one bedroom home, known as Poppy Cottage, was original constructed circa 220 years ago and is now a part of Billericay Town's protected conservation area. The property is steeped in history, from originally being rented out to local farm labourers and seam mistresses, to being owned by a former welterweight world boxing champion in the 1980's. Although the home has had some modernisation works, including a mains gas connection, rear extension, landscaped garden and general maintenance to the structure, many of the delightful original features are retained, including timbers from the original 19th Century construction, further enhancing the charm and character of this unique home. In addition, the property is positioned just a stones throw from the Billericay's mainline train station and thriving High Street which, as you can imagine, has changed a lot since the original construction of the cottage!

There are two entrances to the property, with the current and most recent owners favouring a side porch access, which in turn leads to a kitchen/dining area at the rear of the property. On entering the front of the home, you step into a living room boasting a large feature fireplace, exposed structural timbers and a tasteful engineered oak flooring. A sash window to the front ensures the room is light and bright, whilst also adding to the original character. Continuing through the property will lead you to the kitchen/dining area, which you will find has been previously extended in keeping with the original style of the cottage. Additional ground floor features include a larger/storage cupboard and a side porch/access, with the accommodation completed by a W/C cloakroom.

Stairs to the first floor will lead you to the first of two rooms, currently appointed as a bathroom/shower room. Although some modernisation here is required, the room is a great size and would comfortably accommodate a modern four piece suite. Adjacent and at the front of the home is the master bedroom, which is bursting with as much character as the rest of the home, enhanced by an original brick fireplace. Additional features include a fitted basin, sash window, built in storage and loft access, with the room also comfortably accommodating a double bed.

Outside and to the rear of the property is a well presented and landscaped garden, commencing with a large paved patio in a modern grey sandstone. Benefitting from a southerly aspect makes this garden a perfect place to relax in the sun, whilst steps lead to an astro turf lawn making it low maintenance all year round. To the rear of the garden is a bonus in the form of a modern timber garden summerhouse. Previously this space has been used as a home office, but more recently as a home music studio, proving its versatility of uses. Further modern features include external running water and a butler sink, whilst a side gate will provide access to and from the side of the home.

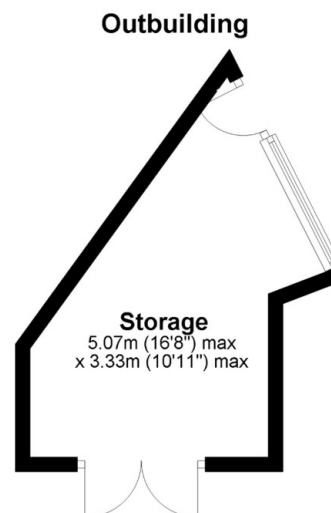
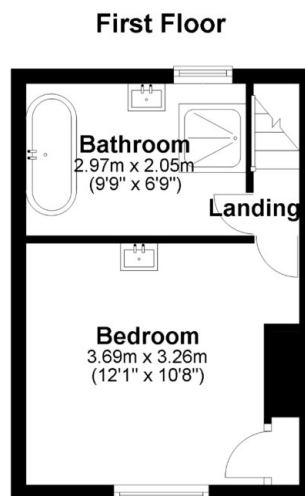
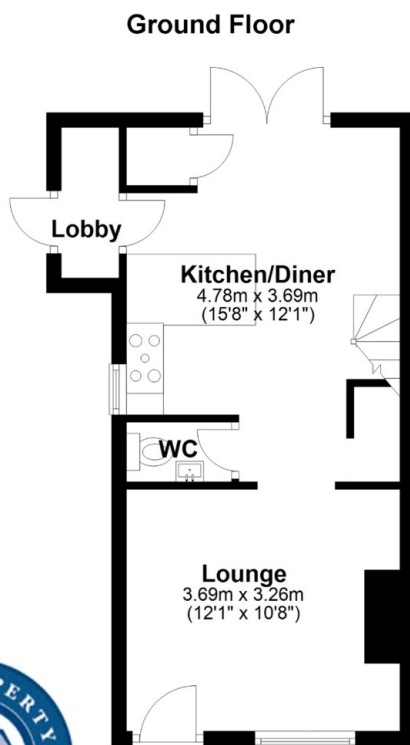
To fully appreciate the history, charm and character of this delightful cottage, an internal viewing is highly recommended. Call The Property Specialists now and we will be happy to arrange this for you.





- One Bedroom Character Cottage
- Originally Constructed in the 18th Century
- Many Original Features Retained
- Within a Stones Throw of Billericay High Street & Train Station
- Chain Free - No Onward Purchase
- Generous Bedroom With Feature Fireplace
- Landscaped Rear Garden With Southerly Aspect
- Timber Framed Summerhouse/Garden Room





**APPROX INTERNAL FLOOR AREA
64 SQ M 687 SQ FT
INCLUDING OUTBUILDING**

This plan is for layout guidance only and is **NOT TO SCALE**
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Viewing strictly by appointment with The Property Specialists



Making Moving Home
Less Stressful

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