



Noak Hill Road | Billericay | £695,000





# Noak Hill Road

Billericay | Essex | CM12 9UX

The Property Specialists of Billericay are delighted to offer for sale this deceptively spacious and adaptable four double bedroom family home located on the sought after Noak Hill Road. The house faces South West and offers a wide decked area to the back which has been created around a Jacuzzi hot tub (still under warranty) with gazebo covering. The low maintenance garden offers a great entertainment area.

On entering the property you are greeted by a good size L-shaped entrance hall with a ground floor cloakroom W/C, three double bedrooms to front of the property and a large modern shower room with walk-in shower within the fully tiled suite. The real delight of this home is the superb open plan kitchen family room which is a fantastic room for entertaining, this is in addition to a square shaped living room to the rear with bi-fold doors opening up into the sunny rear garden.

On the first floor you find the amazing main bedroom / suite which benefits from extensive storage space and includes an en-suite shower room and walk-in wardrobe enjoying lots of natural light.

Outside the property there is ample parking to the front from a block paved driveway with side gate access to the rear garden. The garden has been designed for entertaining and relaxing with a beautiful sundeck style with a Jacuzzi hot tub as the centre piece. With the added advantage of sunshine all day long as positioned in the sought after south westerly aspect it offers year round warmth from the sun. In addition the property has the advantage of an outbuilding /office with full fibre connection which is a fantastic space to run a business or work from home, or could in fact be turned into an outside bar.

An internal viewing is strongly advised to fully appreciate the size and space on offer





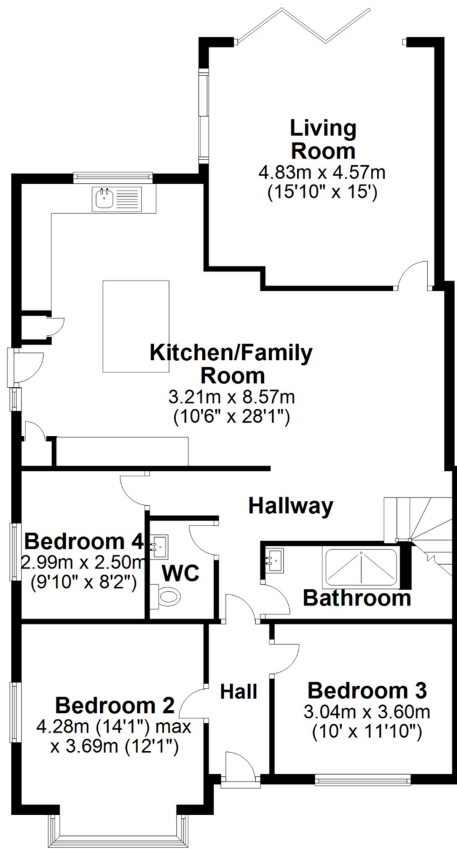


- Four Double Bedroom Family Home
- Fantastic Ground Floor Family Shower Room With Large Walk in Shower
- Sought after Noak Hill Road
- Superb Open Plan Kitchen Family Room
- Over 1700ft of adaptable family living
- South Westerly Facing Garden with Jacuzzi hot tub to remain
- Great Living Room With Bi -Fold doors to Sunny Garden
- Garden office with full fibre connection
- Stones throw from beautiful walks across fields
- Triple Glazing
- Ample Off Road Parking





### Ground Floor



### APPROX INTERNAL FLOOR AREA 159 SQ M 1715 SQ FT

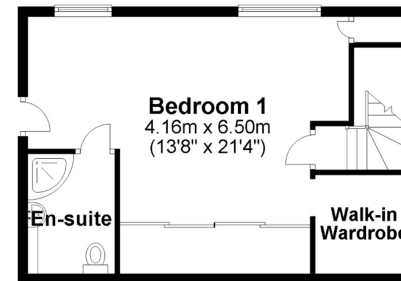
This plan is for layout guidance only and is  
**NOT TO SCALE**

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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### First Floor



Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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