



Noak Hill Road | Billericay | Guide Price £1,200,000



Noak Hill Road

Billericay | Essex | CM12 9UX

Located on the sought-after road of Noak Hill Road and benefiting from a fantastic plot facing SouthWest is this five double bedroom detached executive home with an energy rating of an A.

This beautiful home was built by Messrs Moody Homes Limited of Ingatestone who are renowned throughout the area for building solid traditional constructed family residences. This property has not been extended since it was built and offers brilliant potential for further development to the rear .

The accommodation is well balanced throughout, on entering the property you are greeted by a spacious entrance and the ground floor comprises of a superb size living room with feature fireplace, a separate dining room, a good size kitchen breakfast room and separate utility room, a study for those that work from home, with views over the garden and the original double garage has been converted to provide a great family room to unwind and watch a movie. Upstairs there are five double bedrooms with the guest and master suites benefitting from en-suite shower rooms, which is in addition to the family bathroom.

Outside the property there is off road parking to the front for several vehicles with a gate to the side,. The rear garden is a real delight and is a superb plot measuring approximately 150m (492 ft) x 12 m (40ft) . It is mainly laid to lawn, and there is a good store shed, large gym and fantastic swimming pool with pump house and changing room. To the rear of the garden, it opens to beautiful countryside walks backing on to open farmland via your own 1/3 of acre woodland. (55m x 25m)

A viewing is strongly advised to fully appreciate the size and space on offer.



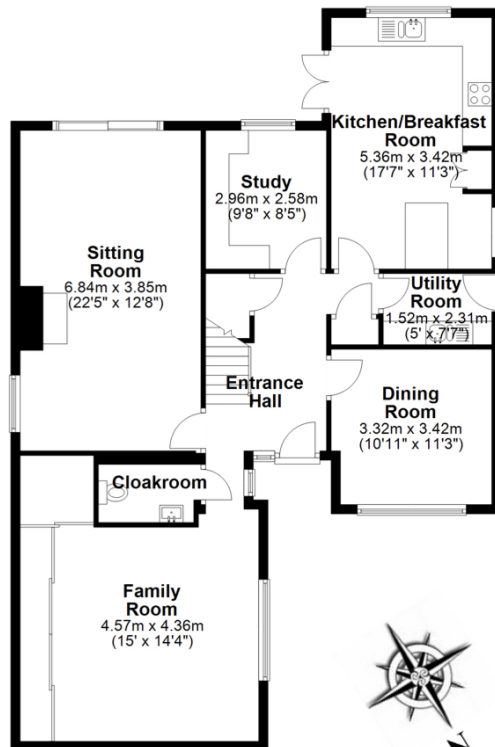


- Detached Family Residence
- Energy Rating A
- Overall Garden Size 150 Metres x 12 Metres (1/2 an acre)
- Additional Adjoining Plot Measuring 55 Metre x 25 Metre (1/3 acre woodland) Green Belt
- Large Gym / Outbuilding In Garden
- Outdoor Swimming Pool
- Four Reception Rooms
- Five Double Bedrooms
- Amazing Countryside Walks From The Rear Of The Garden
- Beautiful Landscaped Gardens Backing Onto Farmland
- Ground Floor Cloakroom / W/C
- 2 En-suite Shower Rooms
- Parking For Several Cars

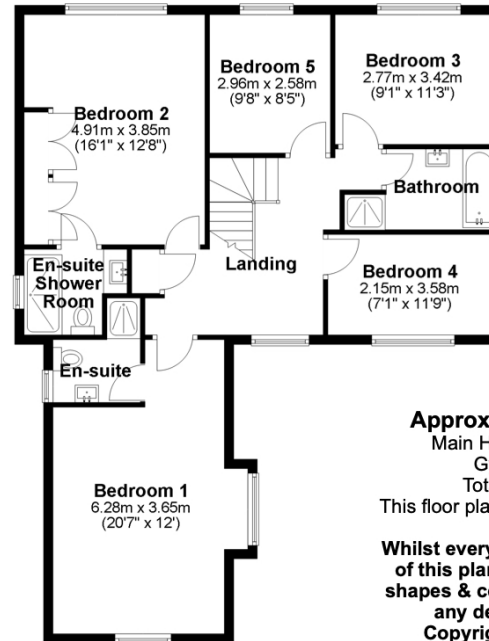




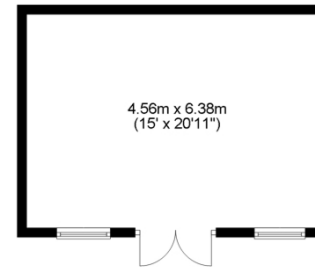
Ground Floor



First Floor



Gym



Approximate Internal Floor Area

Main House 205 SQ M 2204 SQ FT

Gym 29 SQ M 313 SQ FT

Total 234 SQ M 2517 SQ FT

This floor plan is for guidance to layout 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	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(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



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