



Cranmer Close | Billericay | £895,000



# Cranmer Close

Billericay | Essex | CM12 0YQ

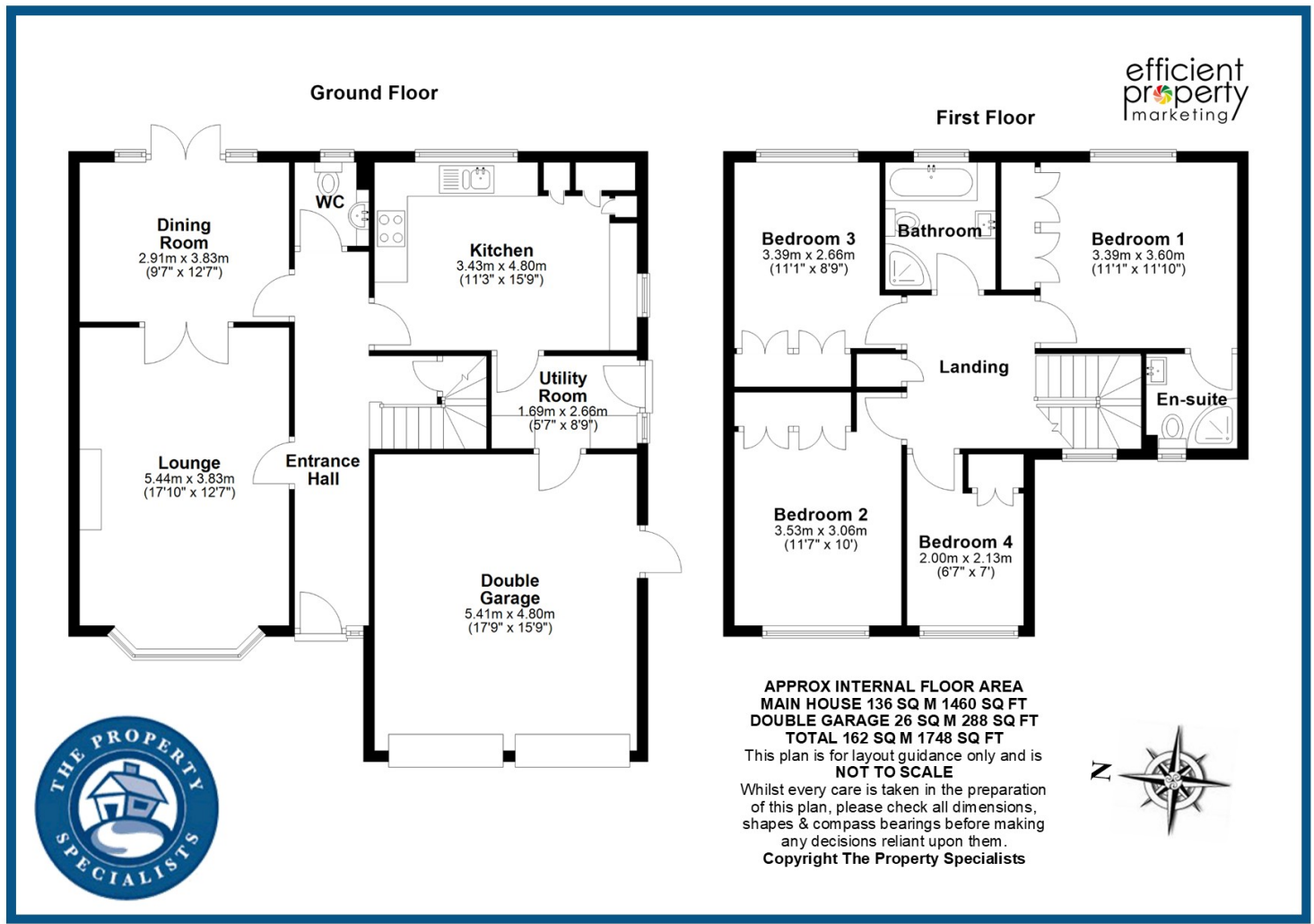
Introducing this charming detached family residence nestled in a quiet cul-de-sac, perfectly positioned within easy reach of both Buttsbury and Mayflower schools adding significant appeal for buyers seeking quality education options nearby.. Boasting a spacious and bright interior throughout, this home offers tremendous potential to extend to the rear, allowing for tailor-made enhancements to suit a growing family's requirements. With four well-proportioned bedrooms, including three generous double rooms, a large living room with a feature fireplace, and a separate dining room, this property effortlessly blends comfortable living with elegant entertaining spaces. Set in a peaceful and family-friendly location, the property provides a serene retreat while offering convenient access to excellent local amenities, schools, and transport links. The quiet cul-de-sac ensures minimal traffic, making it a safe environment for children to play and for families to enjoy a relaxed lifestyle. Upon entering, you are welcomed by a superb hallway that leads into a beautifully spacious landing, creating an airy and inviting atmosphere. The ground floor cloakroom/WC adds practical convenience for families and guests alike. The heart of the home is the fitted kitchen, equipped with an extensive range of units and a matching breakfast island, perfect for casual dining and meal preparation. Adjacent to the kitchen, a separate utility room offers additional storage and functionality for everyday chores. The large living room is a highlight of the home, featuring a stunning fireplace that acts as a focal point, enhancing the warm and cozy ambiance – ideal for family gatherings or relaxing evenings. The separate dining room provides the perfect setting for formal meals and entertaining guests. Upstairs, four good-sized bedrooms await, with three doubles highlighting the spaciousness on offer. The master bedroom benefits from an ensuite shower room, while the family bathroom serves the remaining bedrooms, delivering comfort and convenience for all members of the household. Additional features include large, light-filled windows throughout that create a bright and uplifting environment. The double garage remains unconverted but is cleverly utilised by the current owners as a fantastic games room, making it a perfect retreat for children or a versatile space for family activities. There is also immense potential to convert this garage further if desired, enhancing the living space even more. This impressive family home combines style, space, and practical features within a sought-after location, making it a fantastic opportunity for those looking to settle in a welcoming community. With the scope to extend and adapt the layout to suit your needs, this property presents a truly unique canvas to create your dream family home. Don't miss the chance to view this delightful residence and explore all that it has to offer.





- Detached Family Residence
- Ground Floor Cloak room W/C
- Separate Dining Room
- Large Living Room With Feature Fire Place
- Fitted Kitchen With A Huge Range of Fitted Units and Matching Breakfast Island
- Separate Utility Room
- Double Garage Where the Owners Utilise the House Space for the Family Providing a Great Games Room/ Perfect place for children to retreat. Although it's still a garage and not converted.
- Superb Hallway And Beautiful Spacious Landing
- Four Good Size Bedrooms (Three Good Size Doubles)
- Family Bathroom And En-suite Shower Room
- Huge Potential To Extend To The Rear
- Quiet Cul De Sac Location Within Easy Reach of Both Buttsbury And Mayflower Schools
- Light And Bright House With Large Windows
- Great House For Entertaining





efficient  
property  
marketing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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