



## 101 Tyelands, Billericay, CM12 9PB

**Offers Over £465,000**

- LONG INDEPENDENT DRIVEWAY
- SCOPE TO EXTEND (STP)
- CUL-DE-SAC LOCATION
- CLOSE TO OPEN COUNTRYSIDE
- SOUGHT AFTER LOCATION
- GARAGE AND LARGE GARDEN
- TWO / THREE BEDROOMS
- NEARBY QUILTERS SCHOOL
- SPACIOUS MASTER BEDROOM
- ENTRANCE PORCH & HALLWAY

Situated in the popular Quilters area of Billericay, this property is positioned in a quiet Cul-de-sac, within walking distance of schools, Billericay High Street and open countryside. Set back from the road with a lawned front garden, there is a long independent driveway, with gated side access, leading to the garage and large rear garden, with plenty of scope to extend, subject to planning consent being granted. This immaculately presented property, has an entrance porch leading to a 18ft long hallway, with built-in under stairs storage space, which has potential to be made into a ground floor W.C., the solid wood flooring leads follows through to the lounge, which is to the rear aspect, this dual aspect room has patio doors, side window and a feature fireplace. The fitted kitchen, benefits from side door access, a range of wall and base level units, sink / drainer, integrated dishwasher, fridge, freezer and space for washing machine and oven, extractor fan above. To the front of the property is the dining room, which has plenty of natural light from the South facing aspect, this room could also be used as a third bedroom if required. The first floor landing leads to an impressive Master bedroom, with dual aspect windows, a range of fitted wardrobes and dressing table, built-in eaves storage, bedroom two overlooks the rear garden and would make an excellent children's bedroom or study. The modern family bathroom is fully tiled, with a p-shaped bath, Aqualisa electric shower above, chrome heated towel rail and pedestal wash hand basin, built-in eaves storage / airing cupboard, separate W.C. Externally the established and well maintained garden has a paved patio, a range of flower and shrub borders, storage shed and summerhouse to remain.



Council Tax Band: D



**ENTRANCE PORCH**

5'5" x 3'3"

**HALLWAY**

18'5" x 5'9"

**DINING ROOM / BEDROOM THREE**

9'9" x 9'5"

**KITCHEN**

9'10" x 9'5"

**LOUNGE**

15'8" x 11'8"

**FIRST FLOOR LANDING**

11'1" x 2'10"

**BEDROOM ONE**

14'6" x 12'8"

**BEDROOM TWO**

9'5" x 8'2"

**BATHROOM**

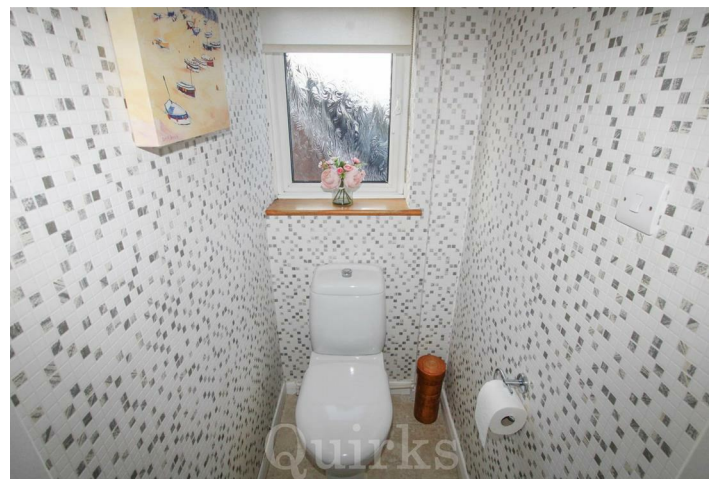
7'1" x 5'9"

**SEPARATE W.C**

4'2" x 3'0"

**INDEPENDENT DRIVE & SIDE ACCESS**

**GARAGE WITH POWER & LIGHTING**





## Viewings

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

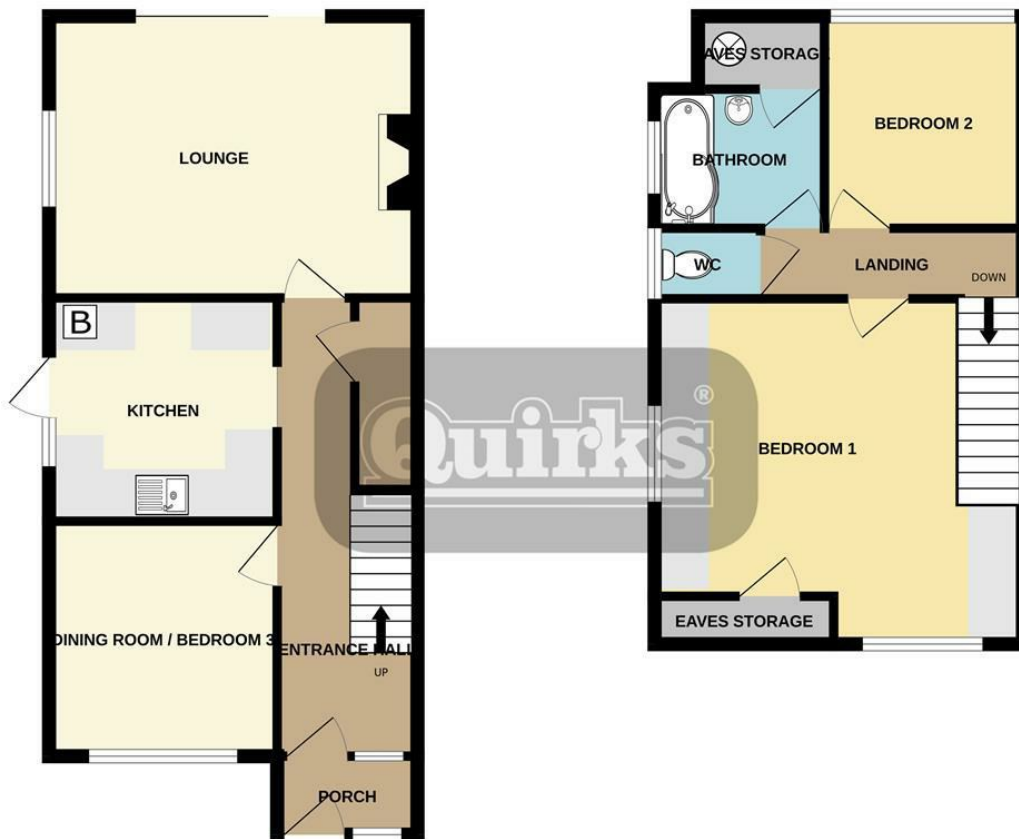
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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