

## Plot 3, Whites Bridge Cottage, Crays Hill, CM11 2UL Offers In Excess Of £700,000

- APPROX 2,000 SQ.FT
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN
- EXTENSIVE OFF ROAD PARKING
- VILLAGE LOCATION
- NEW BUILD WARRANTY
- EN-SUITE & BATHROOM
- SOUTH FACING GARDEN
- THREE RECEPTION ROOMS
- CURRENTLY UNDER CONSTRUCTION



PLOT 3 NOW AVAILABLE FOR VIEWING. Ready for immediate occupation is this substantial new build detached family home. Both Plots 1 & 2 are now sold, meaning this is the only property available on this development, all applicants are advised to register their interest at the earliest opportunity. This property is finished to a high standard and will come with a Build Zone insurance backed new home warranty. Offering impressive accommodation of approximately 2,000 sq. ft, there is a spacious entrance hallway, with oak staircase and glass balustrading, leading to the ground floor W.C. This property boasts a traditional integrated kitchen with central island and granite worksurfaces and porcelain tiled flooring with under floor heating. There are three spacious reception rooms, including a bright dining area which is open plan from the kitchen with bi-folding doors and lantern roof, separate lounge to the front aspect and family room / playroom. There is also the advantage of a utility room leading directly to the South facing rear garden. The first floor offers a landing area with skylight window providing plenty of natural light, leading to four bedrooms, there is no box room ! the Master Bedroom is of an excellent size, it has it's own en-suite shower room finished with modern white suite and walk-in shower cubicle with rainfall shower head above. The family bathroom is well appointed with a separate rolled top bath and walk-in shower with rainfall shower head, also finished to a high standard with a traditional white suite, including white 'London' tiles. To the front of the property is an extensive block paved driveway area, suitable for several vehicles, two side gate access lead to the paved patio area, remainder of the garden is laid to lawn with a secluded South facing aspect, backing directly onto a recreational park. Security features include, integrated alarm system, CCTV, Ring external lighting and door bell. Situated within close proximity to the A127 and nearby countryside, Billericay Town Centre and Mainline Station is just a short drive from this property.



Council Tax Band:



ENTRANCE HALLWAY  
18'9 x 6'2

GROUND FLOOR W.C  
6'1 x 3'9

FAMILY ROOM / PLAYROOM  
14'10 x 9'7

UTILITY ROOM  
9'8 x 7'8

LOUNGE  
17'11 x 14'2

OPEN PLAN KITCHEN / DINING ROOM  
30'4 x 14'2 reducing to 9'3

FIRST FLOOR LANDING  
15'8 x 12'8 reducing to 3'9

BEDROOM ONE  
14'4 x 14'3

EN-SUITE SHOWER ROOM  
8'0 x 4'10

BEDROOM TWO  
14'2 x 9'8

BEDROOM THREE  
16'9 x 10'10 reducing to 6'8

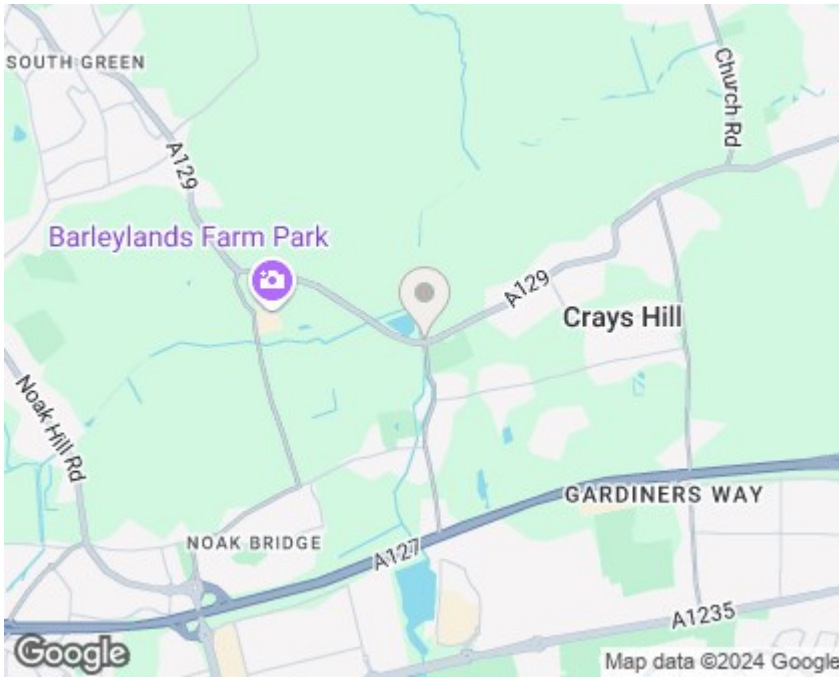
BEDROOM FOUR  
11'5 x 10'1

FAMILY BATH / SHOWER ROOM  
8'0 x 7'9

BLOCK PAVED DRIVEWAY & FRONT GARDEN  
SOUTH FACING REAR GARDEN







## Viewings

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

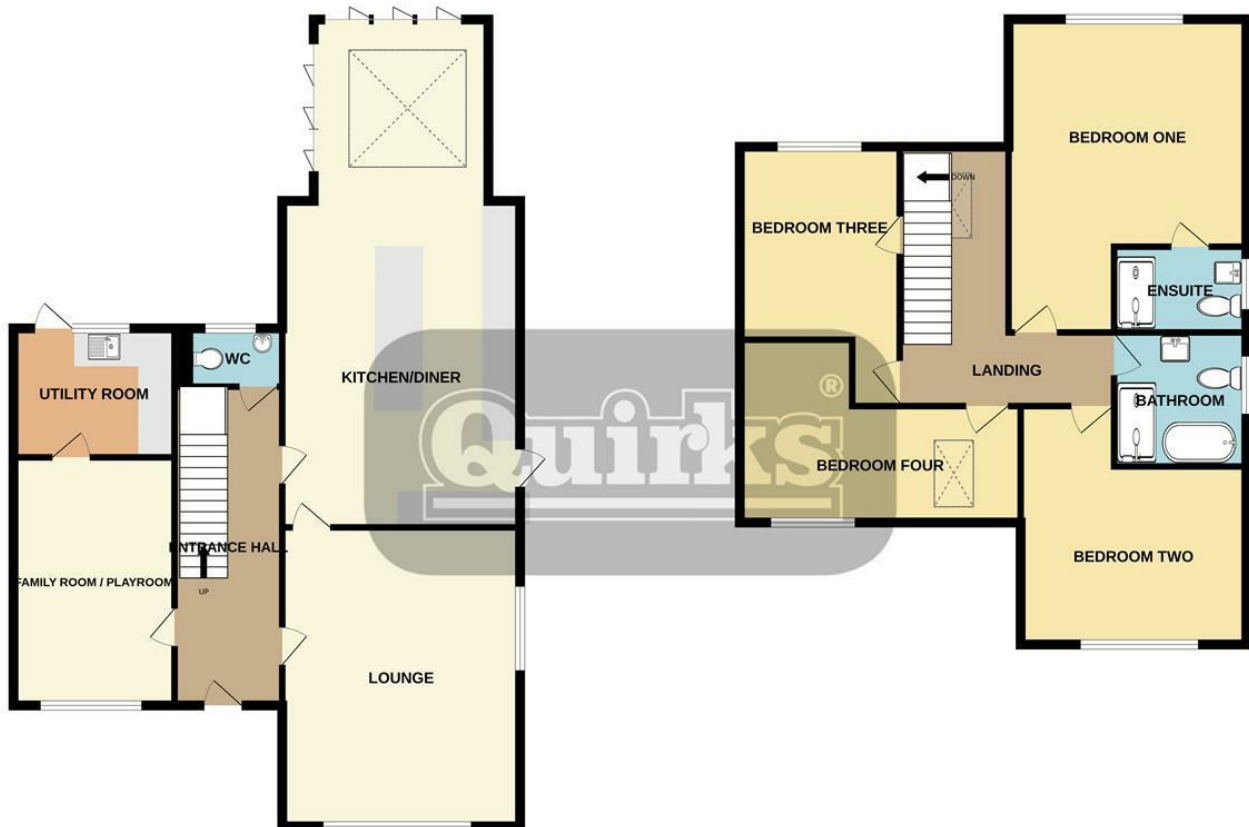
## EPC Rating:

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.

1ST FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

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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