



## 58 Norton Place, Ramsden Heath, Billericay, CM11 1JJ

Guide Price £525,000

- CARPORT & GARAGE
- EN-SUITE, BATHROOM & W.C
- THREE STOREY PROPERTY
- KITCHEN / BREAKFAST ROOM
- INTERNAL VIEWING ESSENTIAL
- FOUR DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- TWO RECEPTION ROOMS
- NEARBY SCHOOLS, PUBS & OPEN COUNTRYSIDE
- GROUND FLOOR W.C

# 58 Norton Place, Billericay CM11 1JJ

Situated in the sought after village of Ramsden Heath with easy access to both Billericay and Wickford and enjoying countryside views to front is this spacious 4 bedroom house benefitting from 2 en-suites, bathroom and cloakroom. The property further benefits from 22'6 Lounge, 15' Sitting room and 15'10 Kitchen/Diner. The property enjoys detached garage, additional car-port and southerly aspect garden to rear. This popular development is also within close proximity of pubs, schools and bus route to Billericay High Street & Mainline Station.



Council Tax Band: F



#### ENTRANCE HALLWAY

Laminate finish to floor. Radiator (untested). Cloaks storage cupboard.

#### CLOAKROOM

Suite comprising of low level WC and wash hand basin. Radiator (untested). Extractor fan (untested).

#### SITTING ROOM

15 x 8'10

Double glazed window to front. Radiator (untested). Coved ceiling.

#### KITCHEN / DINER

15'10 x 14

Double glazed window and double glazed door to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Tiling to floor and surround. Integrated dishwasher (untested). Space for washing machine. Built in oven and hob with extractor fan above (all untested). Under stairs cupboard.

#### FIRST FLOOR LANDING

#### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Tiling to floor and surround. Radiator (untested).

#### BEDROOM THREE

148 x 84

Double glazed window to rear. Radiator (untested). Coved ceiling.

#### BEDROOM FOUR

10'10 x 7'4

Double glazed window to front. Radiator (untested).

#### LIVING ROOM

22'6 x 14'5

Double glazed window and double glazed French Doors to Juliet balcony with views over countryside. Fireplace. Radiator (untested).

#### SECOND FLOOR LANDING

Access to loft. Airing cupboard. Coved ceiling.

#### BEDROOM ONE

13'10 x 11

Two double glazed windows to front with views over countryside. Two radiators (untested). Dual double wardrobe cupboards. Access to additional loft space.

#### EN-SUITE BATHROOM

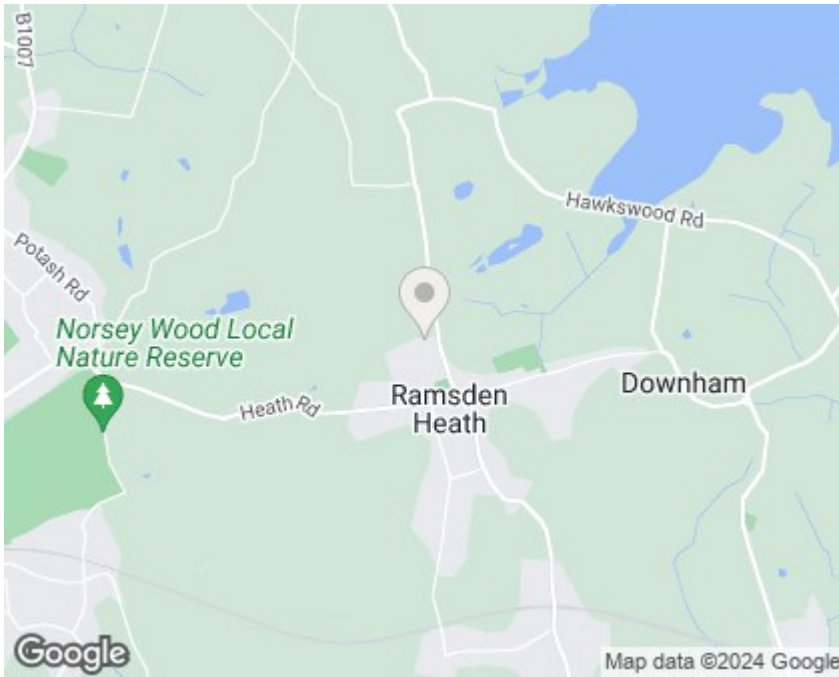
Double glazed opaque window to rear. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit. Radiator (untested). Tiled surround. Extractor fan (untested).

#### BEDROOM TWO

10'6 x 8'6

Double glazed window to rear. Radiator (untested). Built in double wardrobe cupboard. Airing cupboard.





## 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			87
(81-91) B		76	
(69-80) C			
(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

Approx. 41.7 sq. metres (449.1 sq. feet)



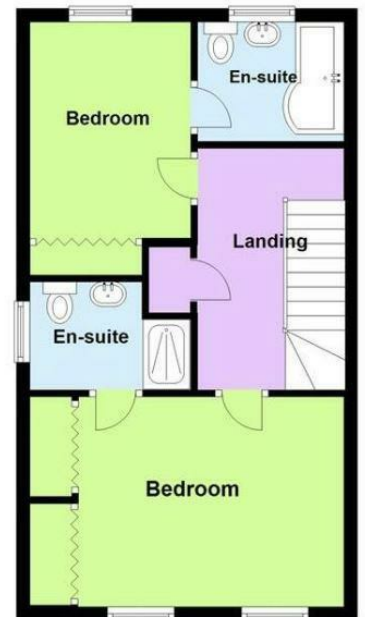
### First Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



### Second Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Total area: approx. 143.3 sq. metres (1542.2 sq. feet)