



## 5 Nuthatch Close,, Billericay, CM11 2PQ

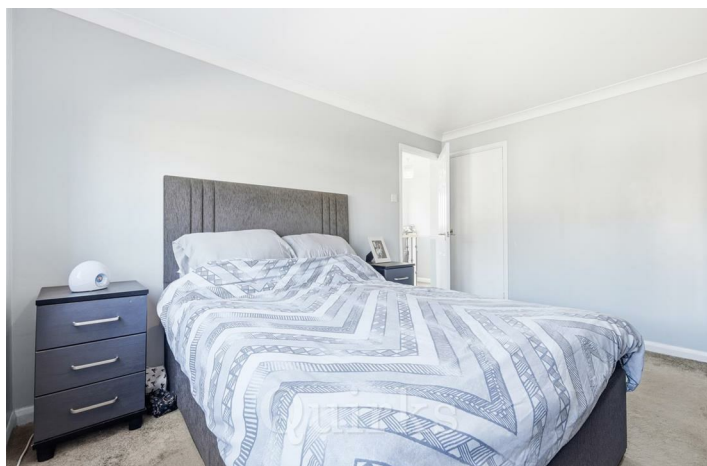
Guide Price £475,000

- THREE BEDROOMS
- BIRDS ESTATE
- GARAGE
- MODERN KITCHEN
- UNOVERLOOKED
- SEMI DETACHED
- PARKING FOR THREE CARS
- LOUNGE / DINER
- SOUTH FACING GARDEN
- NEAR MILL MEADOWS

Located within the highly sought-after Birds Estate in Billericay, this well presented three bedroom semi detached home enjoys a pleasant position in Nuthatch Close and offers spacious accommodation, excellent parking and a south facing, unoverlooked rear garden. The property is entered via a generous entrance hall, complete with useful understair storage. The main living space comprises a bright and spacious Living Room which flows through to the Dining Room, providing clearly defined living and dining areas whilst maintaining an open, sociable feel. The dining area is accessed from both the lounge and the kitchen and opens directly onto the rear garden, creating an ideal layout for everyday family life and entertaining. The kitchen is modern in design and offers ample worktop space, along with room for a washing machine, fridge freezer and oven with gas hob. To the first floor are three bedrooms, including two well proportioned doubles. Bedroom One is a particularly generous double with built-in storage, while Bedroom Two also benefits from a large built-in storage cupboard. Bedroom Three is a single bedroom with fitted shelving, perfectly suited as a child's room, nursery or home office. The family bathroom comprises a three piece white suite with an overhead shower. Externally, the property benefits from a driveway providing parking for three vehicles and a garage with rear door access from the garden. The south facing rear garden is unoverlooked and designed for low maintenance, commencing with a patio area and following down to tiered lawn space. Nuthatch Close is ideally positioned within easy walking distance of Mill Meadows Nature Reserve and remains a consistently popular location for families and buyers seeking a well connected yet peaceful residential setting.



Council Tax Band: D



Entrance Hall

Living Room  
13'5 x 11

Dining Room  
10'10 x 9'6

Kitchen  
10'10 x 7'3

Landing

Bedroom One  
12'10 x 10'6

Bedroom Two  
10'6 x 9'10

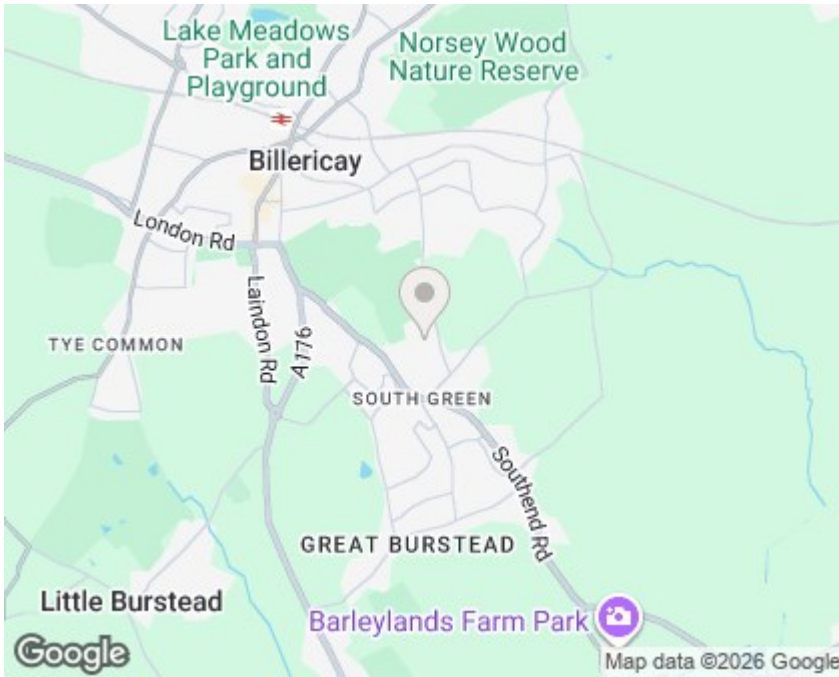
Bedroom Three  
9'4 x 6'7

Bathroom  
6'7 x 6'3

Garage  
16'5 x 8'2

Garden  
South West Facing - Completely Unoverlooked





## Viewings

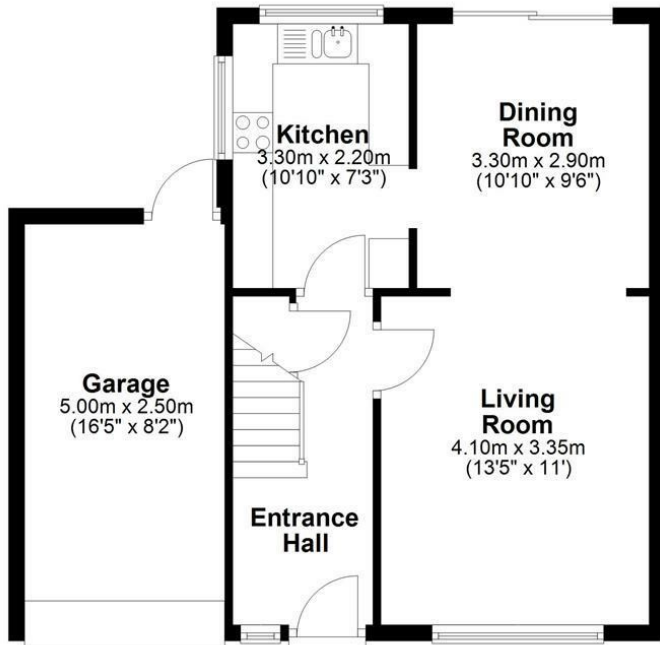
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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	

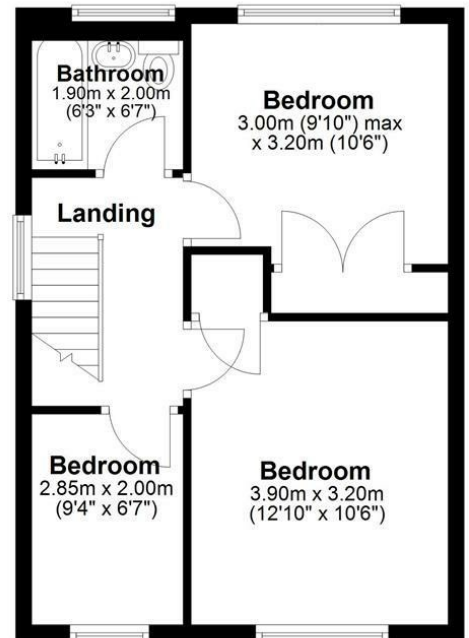
### Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 92.2 sq. metres (992.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp.

**Nuthatch Close**