



28 Carpenter Close, Billericay, CM12 0EA

Guide Price £435,000

- IMMACULATELY PRESENTED
- HIGH SPEC KITCHEN
- CONSERVATORY WITH TILED ROOF
- HOME OFFICE / OUTBUILDING
- LANDSCAPED GARDEN
- ALLOCATED PARKING
- WALKING DISTANCE TO STATION
- REFITTED SHOWER ROOM
- CUL-DE-SAC LOCATION
- IDEAL FIRST TIME PURCHASE

A completely renovated two bedroom end of terrace house, presented in excellent decorative order and finished to a high standard throughout. Ideally suited to a first time buyer or downsizer, this property is located just 0.7 of a mile from Billericay Mainline Railway Station and positioned in a quiet Cul-de-sac, with off road parking for two vehicles. You are immediately greeted by the well tendered and low maintenance front garden. As you step inside this immaculately presented house, the accommodation includes an entrance hallway with built in storage space, leading to the refitted and high specification kitchen, which is finished with a Neff integrated oven, induction hob and microwave, in addition there is an integrated slimline dishwasher, washing machine, extractor fan, fridge and freezer. The range of wall and base level units having under lighting and are complimented by Quartz worksurfaces, there is a Franke stainless steel sink, with instant hot tap and waste disposal under, tiled flooring and splash backs. The natural light from the front of the property, travels through to the living space, where the kitchen opens to the Lounge. The ground floor has the benefit of a double glazed and insulated conservatory, with tiled roof and electric under floor heating, making this room usable all your round and the perfect dining area or playroom. To the first floor, the Master Bedroom has two windows to the front aspect and built in wardrobes, bedroom two is currently arranged as a dressing room but could also make a single bedroom with space for wardrobes and side units. The fully tiled and refitted shower room has a modern white suite with Roca fittings, corner shower cubicle with rainfall shower above, mirror with LED back lighting. Externally the rear garden measures approximately 40ft in depth, with a block paved patio area, artificial lawn, raised flower beds, steps to the raised composite decking area and purpose built, air conditioned home office, with French doors, power and lighting. All applicants are advised to book an appointment to view this stunning property, at the earliest opportunity.

2 1 2 D

Council Tax Band: C



ENTRANCE HALLWAY

9'2" x 6'0"

REFITTED KITCHEN

9'11 x 6'3

LOUNGE / DINING ROOM

13'6 x 12'9

DOUBLE GLAZED CONSERVATORY

10'2 x 9'9

FIRST FLOOR LANDING

5'10" x 5'8"

BEDROOM ONE

10'8" x 9'11"

BEDROOM TWO

12'3" max x 6'3"

REFITTED FULLY TILED SHOWER ROOM

6'3 x 5'5

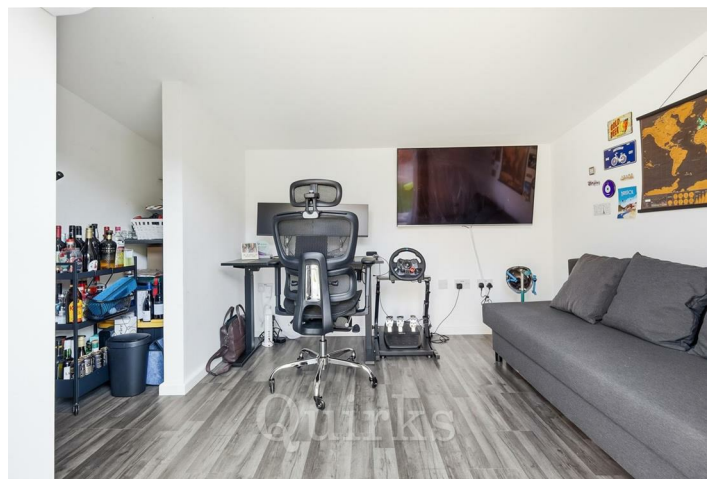
LANDSCAPED REAR GARDEN

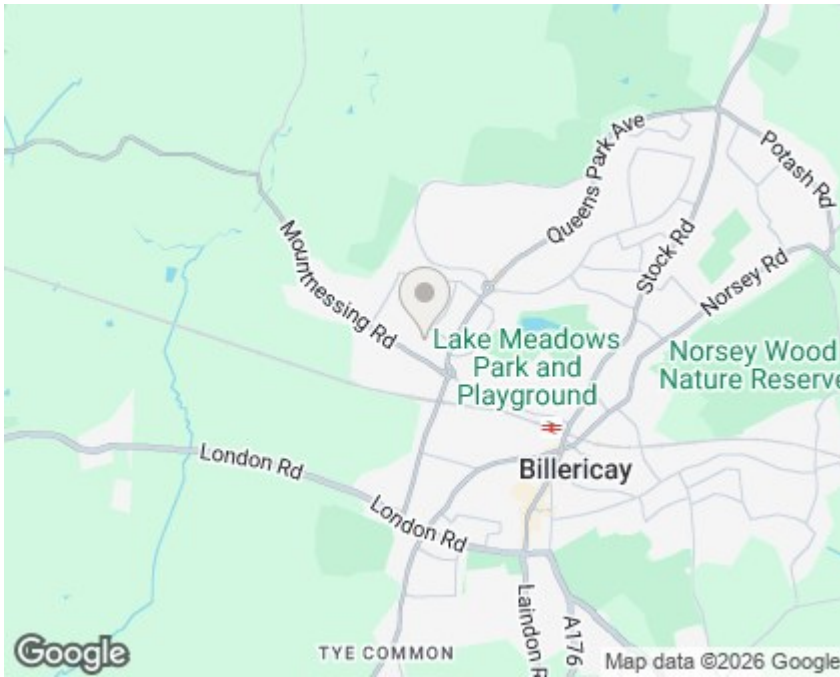
40'0" x 14'0"

AIR CONDITIONED HOME OFFICE / GAMES ROOM

9'11 x 9'10

TWO ALLOCATED PARKING SPACES





Viewings

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

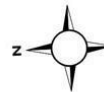
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

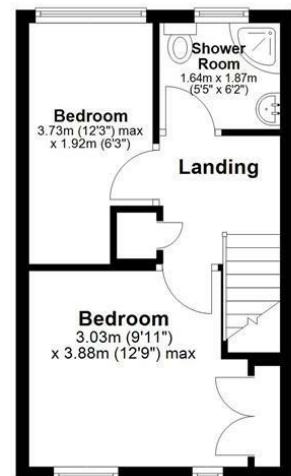
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



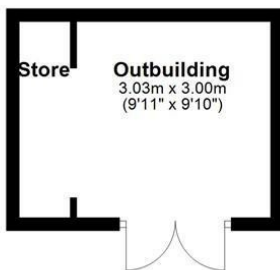
First Floor

Approx. 26.6 sq. metres (286.6 sq. feet)



Outbuilding

Approx. 11.8 sq. metres (126.6 sq. feet)



Total area: approx. 77.2 sq. metres (830.5 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.

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Carpenter Close