



10a The Rising, Billericay, Essex, CM11 2HN

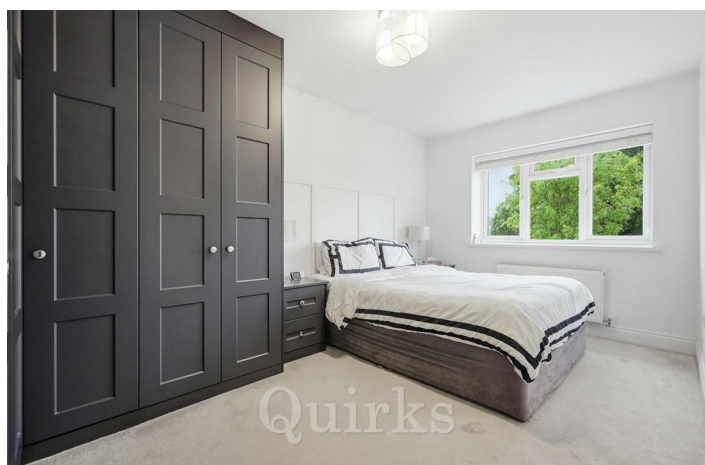
Guide Price £600,000- £625,000

- DETACHED FAMILY HOME
- REMAINING BUILDING WARRANTY
- UTILITY & GROUND FLOOR W,C
- 70FT REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- CONSTRUCTED IN 2020
- MODERN KITCHEN / DINER
- POTENTIAL TO EXTEND (STPP)
- DETACHED HOME OFFICE / GAMES ROOM
- NEARBY SCHOOLS & SHOPS

Quirks are delighted to offer this modern detached family home, recently constructed in 2020, with remaining building warranty. This property sits on a generous plot, with a 70ft rear garden, including side gate access, extensive paved patio, insulated outbuilding / home office, which has a fitted bar, also making a perfect games room, with double glazed windows and French doors, power, lighting, heating, plus an attached storage shed. To the front of the house is a block paved driveway with parking for two cars and an EV charging point. The accommodation includes a spacious entrance hallway with Amtico flooring, leading to the ground floor W.C, living room to the front aspect and a naturally light kitchen / diner access to the rear garden, this room has two skylight windows and French doors, the modern kitchen has a range of integrated appliances, including fridge / freezer, dishwasher, electric oven and induction hob. The utility room provides plenty of extra storage and there is space for a washing machine and tumble dryer. The first floor landing has loft access and leads to three double bedrooms. Bedroom one has full height fitted wardrobes and views over the garden, the family bathroom is well appointed with fully tiled walls, a modern white suite, including bath with shower above, low level W.C and vanity unit wash hand basin. This energy efficient home has individual controls for ground and first floor heating plus an EPC rating (B) The Rising is a popular cul-de-sac within the Sunnymede area of Billericay, being just a short walk to schools, convenience shops and Mill Meadow Nature Reserve. This property has the potential to extend the house to the rear aspect, with plans passed for a single and part double storey extension, creating a large open plan kitchen / living space, plus a fourth bedroom and en-suite, reference 26/00456/FULL

 3  1  2  B

Council Tax Band: E



ENTRANCE HALLWAY

19'6 x 6'8

GROUND FLOOR W.C

6'0 x 2'5

LIVING ROOM

14'1 x 9'6

MODERN KITCHEN / DINING ROOM

16'11 x 11'9

UTILITY ROOM

7'5 x 5'2

FIRST FLOOR LANDING

9'1 x 4'7

BEDROOM ONE

15 x 8'11

BEDROOM TWO

10'3 x 8'11

BEDROOM THREE

9'5 x 7'2

FAMILY BATHROOM

7'2 x 6'4

REAR GARDEN

70 x 24

OUTBUILDING / HOME OFFICE

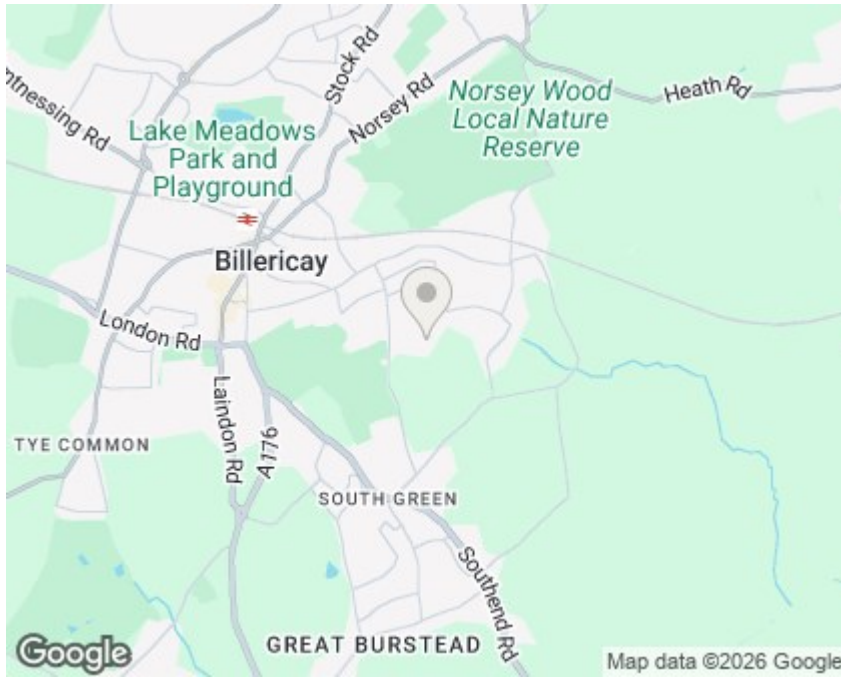
13' x 9'1

STORAGE

9'2 x 6'1

OFF ROAD PARKING FOR TWO CARS





Viewings

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

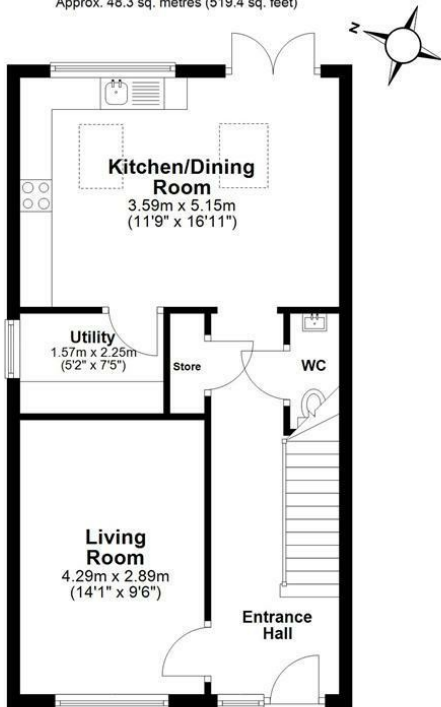
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

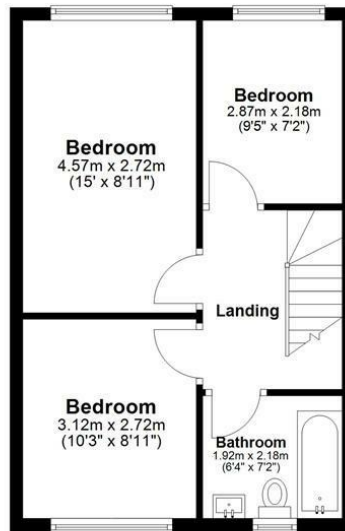
Ground Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



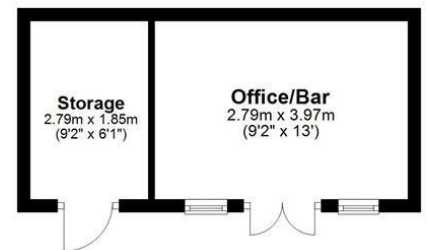
First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



Outbuilding

Approx. 16.5 sq. metres (177.6 sq. feet)



Total area: approx. 103.7 sq. metres (1116.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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The Rising