ASHTON WHITE
Leading the way home

Lantern Cottage 27 Fore Street, Noak Bridge SS15 4JP

Offers In Excess Of £475,000

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Lantern Cottage 27
Fore Street
Noak Bridge SS15 4JP

SALE AGREED BY ASHTON WHITE! This VERY ATTRACTIVE and highly appointed, extended, THREE BEDROOM cottage style family home offers the perfect blend of CHARACTER luxury and style and is nicely located within EASY REACH of both Laindon and Billericay Stations, local village primary school, shops, Noak Bridge Nature Reserve and A127 with link to M25 at J28.

Pleasantly nestled within a private gravelled courtyard serving just three other properties, this comfortable home features a welcoming entrance hallway with lovely, mellow solid Oak flooring throughout and leading to a generous dual aspect living room complete with cozy, rustic yellow brickwork fireplace with log-burner. French doors opening to side courtyard, and exposed timber beams. From here, a square opening leads to a spacious dining room with feature fireplace, full height windows with French doors to rear garden and with a unique circular cut through view to the double glazed conservatory.

The modern fitted kitchen/breakfast is well fitted with an excellent range of cupboards, drawers and wall cabinets enhance by solid oak working surfaces. This room overlooks the bright and airy conservatory with glass sloping roof, and also with access to garden.
Upstairs offers three good sized bedrooms with a luxury en suite to the master bedroom, built in wardrobe storage and further luxury family bathroom.

Outside, Lantern Cottage is approached over an extensive gravel driveway capable of parking two cars beside the house and adjacent to the detached garage now converted partly to storage and the remainder a very useful home office with power and lighting.

The attractive and secluded rear garden, features paved patio terracing to the side and rear open to artificial lawn with raised timber sleeper flower beds well stocked with a nice variety of mature shrubs.

ENTRANCE HALL

LIVING ROOM
15'7 x 10'9 (4.75m x 3.28m)

DINING ROOM
14'0 x 8'11 (4.27m x 2.72m)

KITCHEN/BREAKFAST ROOM
11'6 x 8'10 (3.51m x 2.69m)

CONSERVATORY
10'0 x 9'6 (3.05m x 2.90m)

MASTER BEDROOM
14'7 x 14'0 max (4.45m x 4.27m max)

EN-SUITE SHOWER
5'8 x 4'6 (1.73m x 1.37m)

BEDROOM TWO
10'8 x 9'9 (3.25m x 2.97m)

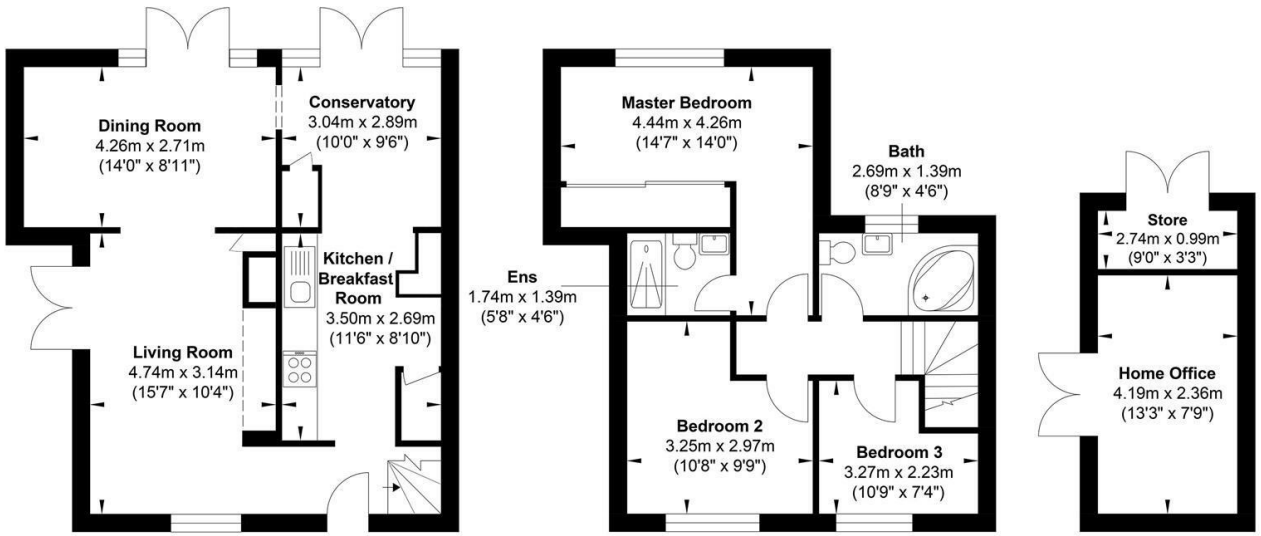
BEDROOM THREE
10'9<7'9 x 7'4 (3.28m<2.36m x 2.24m)

BATHROOM
8'9 x 4'6 (2.67m x 1.37m)

HOME OFFICE
13'3 x 7'9 (4.04m x 2.36m)

OUTBUILDING/ STORE-ROOM
9'0 x 3'3 (2.74m x 0.99m)

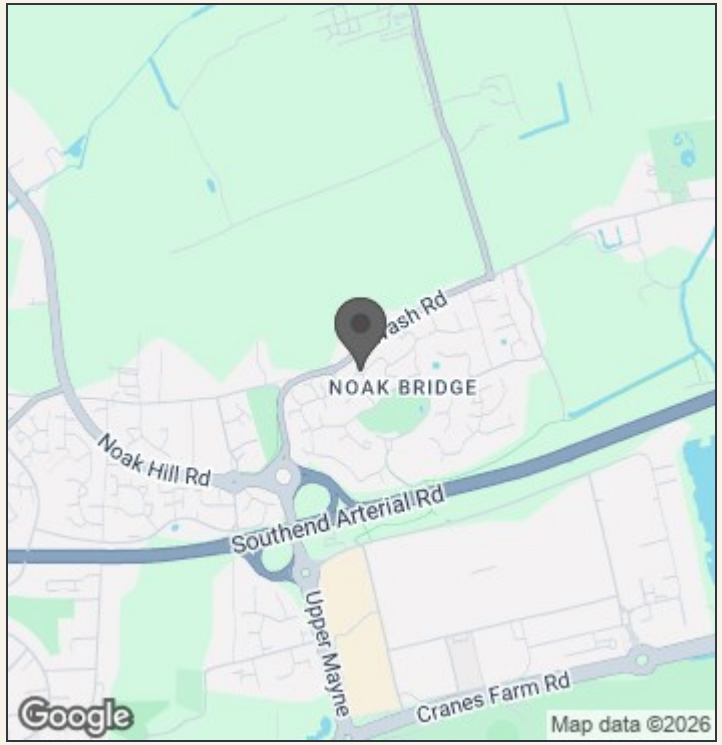
ATTRACTIVE LANDSCAPED GARDEN
35'0 x 32'0 (10.67m x 9.75m)

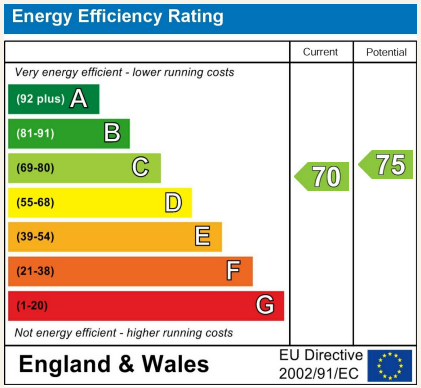


Ground Floor **First Floor** **Outbuilding**

Gross Internal Floor Area : 99.85 m2 ... 1074.77 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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