





ASHTON  WHITE
Leading the way home

121 Mountnessing Road, Billericay CM12 9HA

Price £850,000

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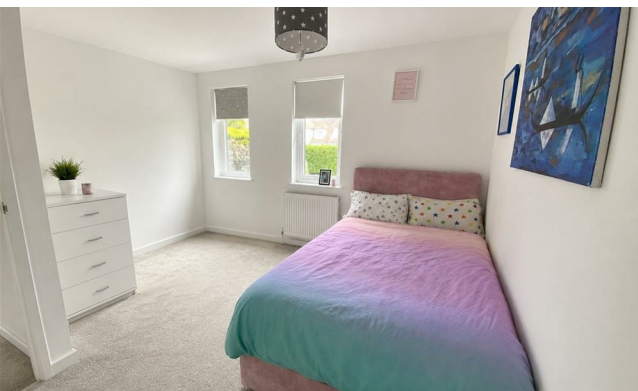
****BACKING FIELDS!!**** An EXCEPTIONAL and deceptively SPACIOUS four-bedroom detached family residence, ideally positioned within EASY REACH of the station and offering over 2,400 sq ft of beautifully appointed accommodation. Having been comprehensively remodelled and SIGNIFICANTLY EXTENDED within the last eight years, the property provides generous and versatile living space and a MAGNIFICENT REAR GARDEN extending in excess of 120 feet, backing directly onto open fields

The property features a generous entrance hall with ground floor cloakroom, access to bedroom four, comfortable lounge with square bay to front, staircase to the first floor and further door opening to the impressive centrepiece of the house, an exceptional forty-one foot open-plan kitchen/family/dining area with quadruple bi-folding doors to garden, lantern skylight, underfloor heating, recessed spotlights to ceiling and bespoke fitted kitchen including steam oven, Franke boiling water tap, and large centre island/breakfast bar. There is also a useful separate utility room with further access to garden.

To the first floor there are three generous double bedrooms, the spacious master located to the rear and featuring a lovely Juliet balcony with double doors opening to reveal far reaching views over the surrounding fields. There is built-in eaves storage plus a generous walk-in dressing room and separate ensuite shower room. The two remaining bedrooms are positioned to the front of the property and an impressive bespoke family bathroom with bath and separate walk-in shower.

Outside, the house lies back from the road to enable parking for 3-4 cars. To the rear, the elevated paved patio terrace extends across the rear of the house, an ideal area for summer barbeques and family gatherings. Enclosed by an attractive wrought-iron balustrade, from here steps descend to an extensive lawn flanked on one side by mature trees.





ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15'0 x 11'9 (4.57m x 3.58m)

BEDROOM FOUR

8'9 x 8'8 (2.67m x 2.64m)

KITCHEN/FAMILY/DINING

41'0 x 25'0 < 16'6 (12.50m x 7.62m < 5.03m)

UTILITY ROOM

8'10 x 5'3 (2.69m x 1.60m)

BEDROOM ONE

15'0 x 13'0 (4.57m x 3.96m)

EN-SUITE SHOWER

6'6 x 4'10 (1.98m x 1.47m)

DRESSING ROOM

7'4 max x 6'0 max (2.24m max x 1.83m max)

BEDROOM TWO

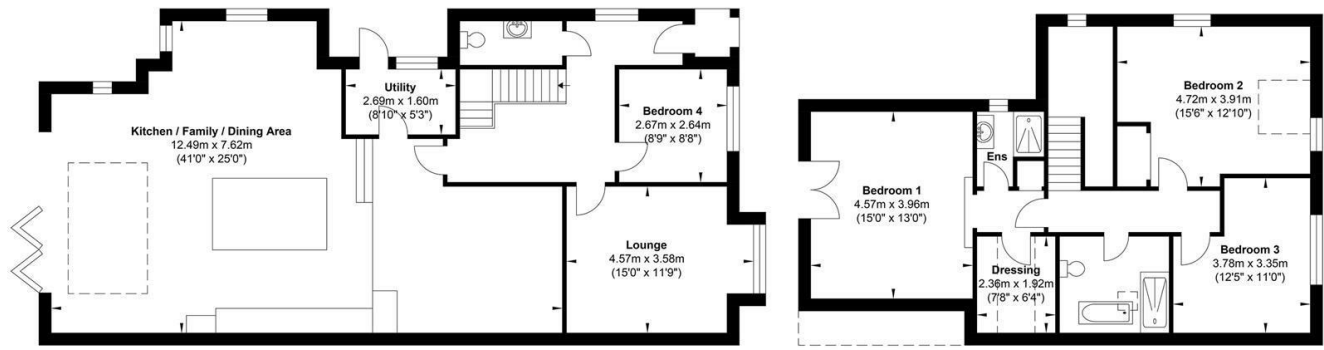
15'6 x 12'10 (4.72m x 3.91m)

BEDROOM THREE

12'5 x 11'0 (3.78m x 3.35m)

FAMILY BATH/SHOWER

8'9 x 7'2 (2.67m x 2.18m)

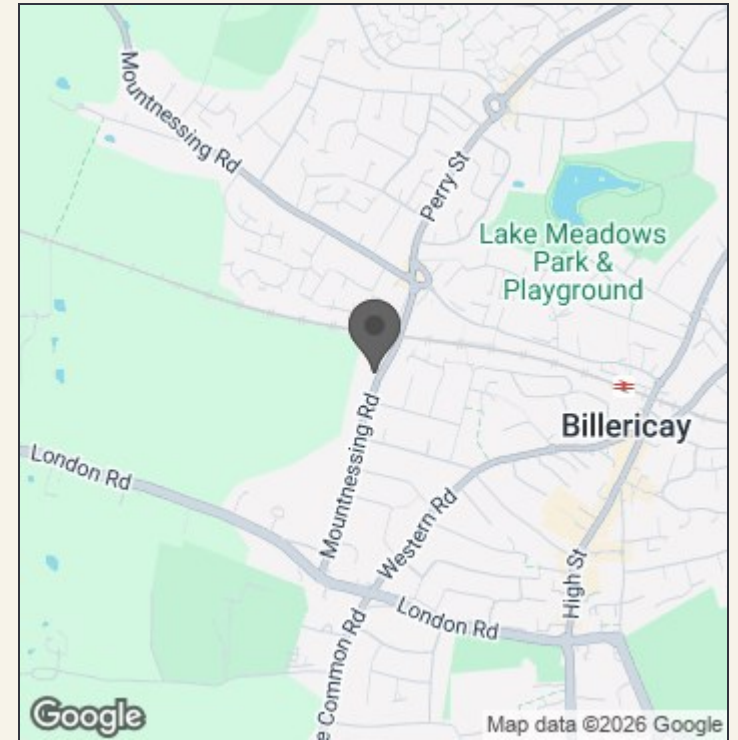


Ground Floor

First Floor

Gross Internal Floor Area: 229 m2 ... 2465 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(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	



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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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