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## **Bridgecote Lane, Basildon Guide price £650,000**

Aspire Estate Agents are happy to present this exceptional four-bedroom detached home set within the picturesque and highly coveted Noak Bridge Village Conservation Area, offering nearly 1,800 sq. ft. of exquisitely maintained living space. Guide Price £650,000 - £700,000

Having been cherished by the same family since new, it perfectly blends timeless architectural charm with bespoke modern enhancements, creating a home of both elegance and warmth. The approach is nothing short of enchanting - a white picket fence frames a beautifully landscaped front garden, guiding you to the inviting entrance hall, complete with discreet built-in storage. Beyond lies a home designed with both family life and entertaining in mind.

The 32ft lounge is a showpiece in itself, with its Inglenook-style fireplace providing a dramatic yet homely focal point. The 20ft triple-aspect dining room flows effortlessly for hosting in style, while the bespoke fitted kitchen is a culinary delight, boasting polished granite worktops, a Rangemaster cooker, and a charming breakfast area with fitted seating - the perfect spot for relaxed morning coffee.

Ascending to the first floor, the principal suite is a haven of calm. Enjoying triple-aspect views, it also features a dedicated dressing room/office and a Victorian-inspired en-suite bathroom that brings indulgence to daily living. Three additional bedrooms — one with bespoke fitted storage and bed base — are complemented by a sleek, modern shower room and a separate WC.

Outside, the professionally landscaped rear garden has been meticulously designed to create a private sanctuary. Indian sandstone pathways weave through vibrant planting, tranquil water features, and multiple seating areas designed for both quiet reflection and elegant entertaining. Subtle lighting and a fully integrated irrigation system enhance the garden's year-round appeal.

Practicality is equally well considered, with a garage featuring electric roller doors to both front and rear, giving direct garden access, a gravel driveway providing double parking, visitor spaces, and insulated side storage with power and lighting.

Noak Bridge Village is a unique and charming place to live, known for its conservation status and attractive surroundings which include ponds, mature trees, open green spaces and its very own nature reserve.

The village also benefits from a nursery, primary school, doctor's surgery, pharmacy and local shop with post office, all within walking distance. Billericay High Street and South Green are close by, while excellent road links via the A127 give easy access west to the M25, east to Southend and north to the A12 for Chelmsford and beyond.

Hall – 3.15m x 2.08m (10'4" x 6'10")

Living Room – 10.01m x 2.90m (32'10" x 9'6")

Dining Room – 6.30m x 3.78m max (20'8" x 12'5" max)

Kitchen – 4.14m x 2.67m max (13'7" x 8'9" max)

Breakfast Room – 3.05m x 2.29m (10'0" x 7'6")

Bedroom One – 7.67m x 2.84m max (25'2" x 9'4" max)

Dressing Room / Office – 2.84m x 2.29m (9'4" x 7'6")

En-Suite Bathroom – 3.10m x 1.63m (10'2" x 5'4")

Bedroom Two – 3.96m x 3.25m (13'0" x 10'8")

Bedroom Three – 3.35m x 3.30m (11'0" x 10'10")

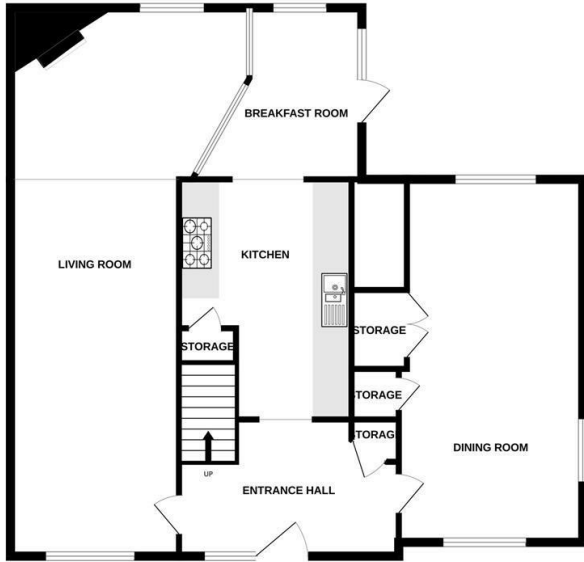
Bedroom Four – 3.25m x 2.31m (10'8" x 7'7")

Shower Room – 3.10m x 1.22m (10'2" x 4'0")

Cloakroom – 1.68m x 0.84m (5'6" x 2'9")

Garage – measurement not provided

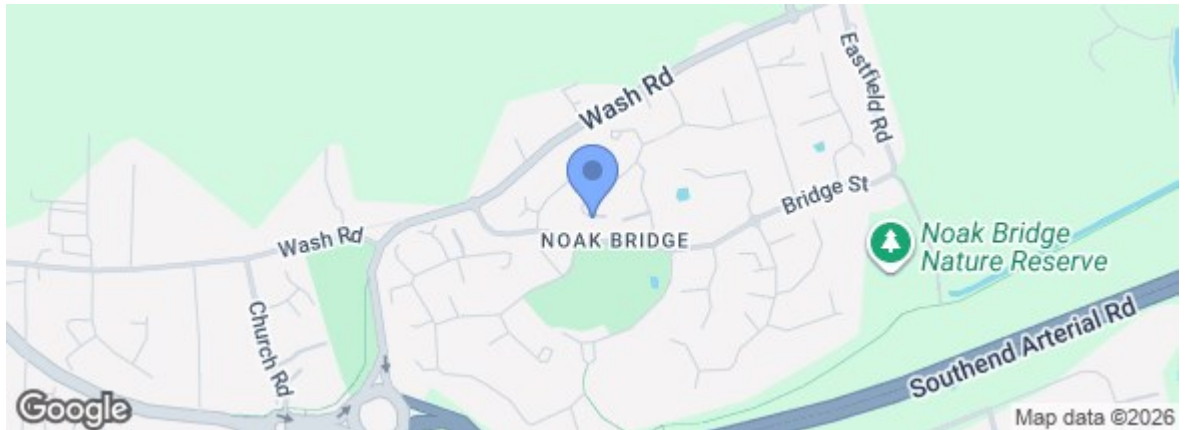
GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (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 |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.