



Noak Hill Road
Billericay CM12 9UX
Offers In Excess Of £2,000,000

Noak Hill Road, Billericay, CM12 9UX

The epitome of modern elegance on one of Billericay's most desirable roads. This exceptional newly built residence redefines contemporary living with outstanding design, technology and luxury throughout.

Behind secure electric gates, 248 Noak Hill Road presents a striking façade, a resin-finished driveway and a total of around 3,672 sq ft of beautifully crafted accommodation including an outbuilding. Every detail has been designed to deliver a lifestyle of ease, sophistication and intelligent comfort.

A dramatic floating staircase and waterfall chandelier lead into an elegant open-plan living space, featuring bespoke cabinetry, double OG Sharpstone Granite worktops and a full suite of Neff appliances. The kitchen includes a filtered instant-hot water tap and water softener, while the adjoining dining and lounge areas feature a bespoke bar and starburst media wall, perfect for entertaining.

Upstairs, each bedroom benefits from bespoke fitted wardrobes, while the principal suite boasts a generous walk-in dressing room and a south-facing balcony. Bathrooms are by Lusso Stone, complemented by Italian tiles and underfloor heating throughout, bringing a spa-like quality to the home.

Further highlights include a biometric front door, triple-glazed tilt-and-turn windows that block exterior noise, a Unifi Wi-Fi network, PTZ camera security system and a fully integrated telecom setup.

Externally, the home offers a versatile outbuilding of approximately 30 m², ideal for a gym, studio or beauty suite, alongside landscaped gardens and ample private parking.

From House of Chelsea sofas to bespoke beds and plush carpets, every element has been selected to create a home that feels both luxurious and effortlessly liveable.





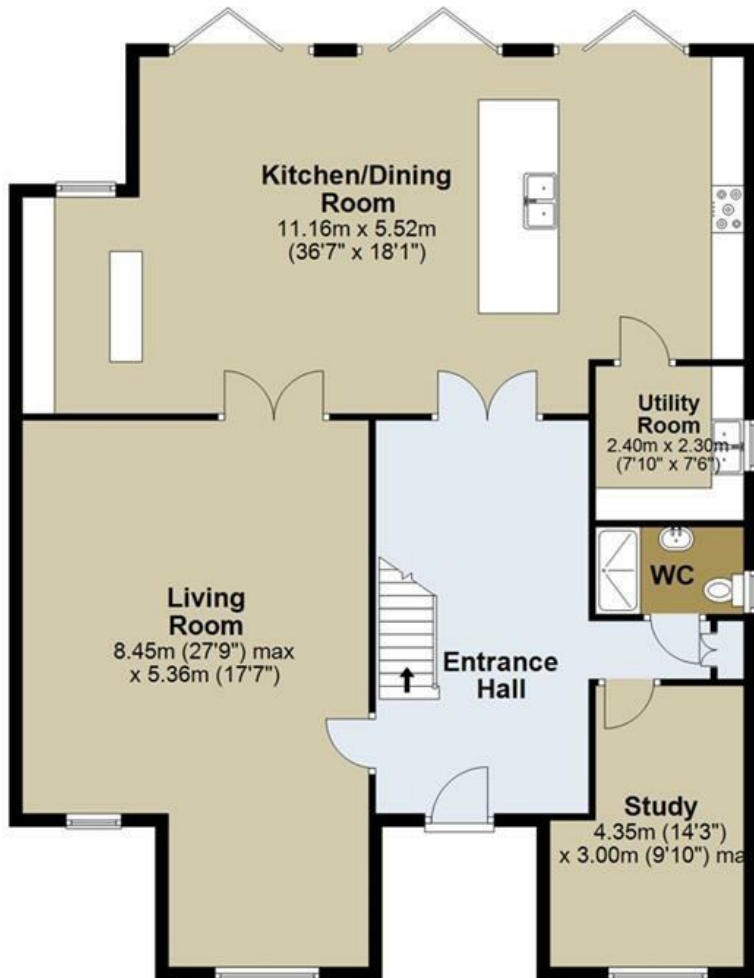






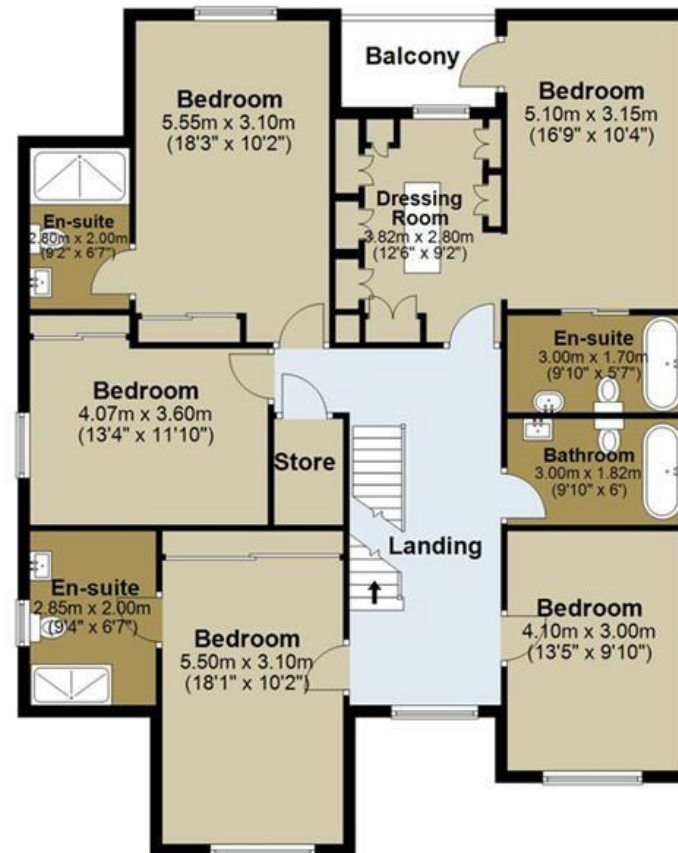
Ground Floor

Approx. 141.1 sq. metres (1518.8 sq. feet)



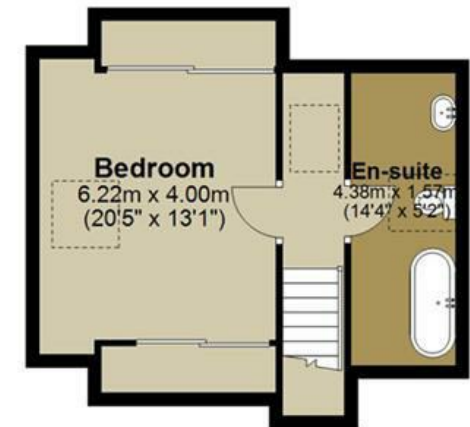
First Floor

Approx. 133.1 sq. metres (1433.1 sq. feet)



Second Floor

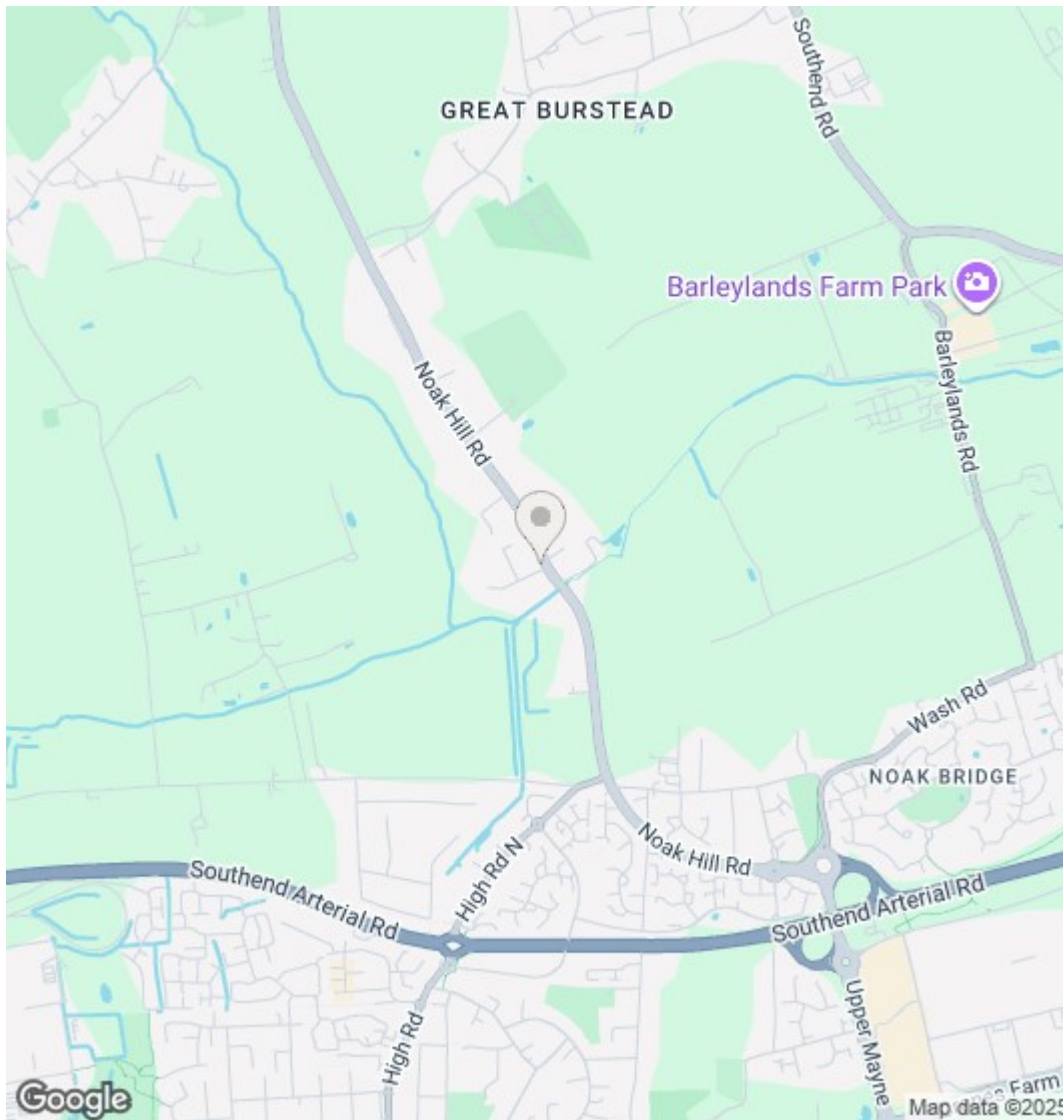
Approx. 42.4 sq. metres (456.1 sq. feet)



Outbuilding

Approx. 24.6 sq. metres (264.4 sq. feet)





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	81 85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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