



248 Noak Hill Road

Billericay

The epitome of modern elegance on one of Billericay's most desirable roads. This exceptional newly built residence redefines contemporary living wi...

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





248 Noak Hill Road

Billericay, Billericay

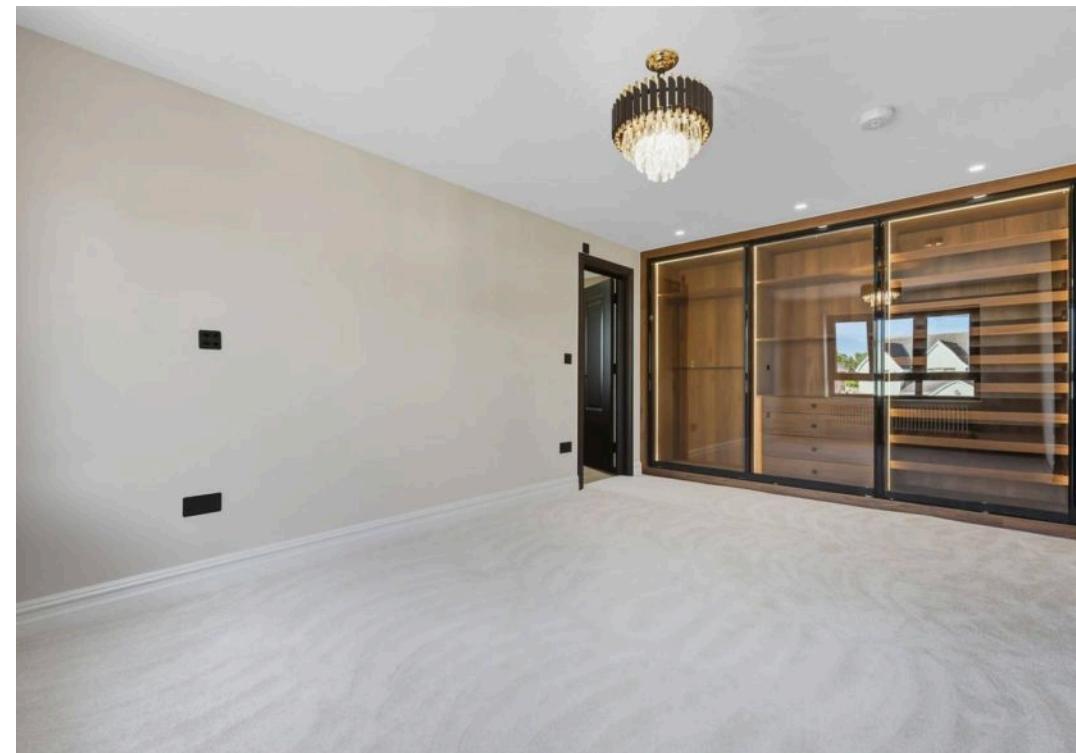
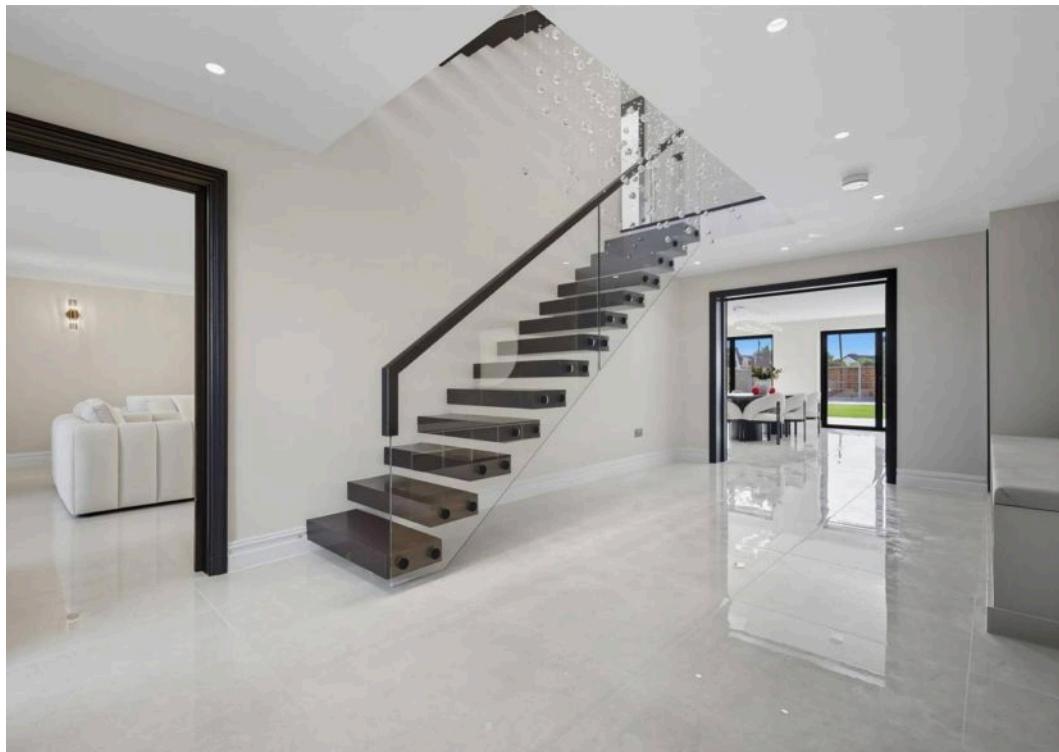
The epitome of modern elegance on one of Billericay's most desirable roads. This exceptional newly built residence redefines contemporary living with outstanding design, technology and luxury throughout.

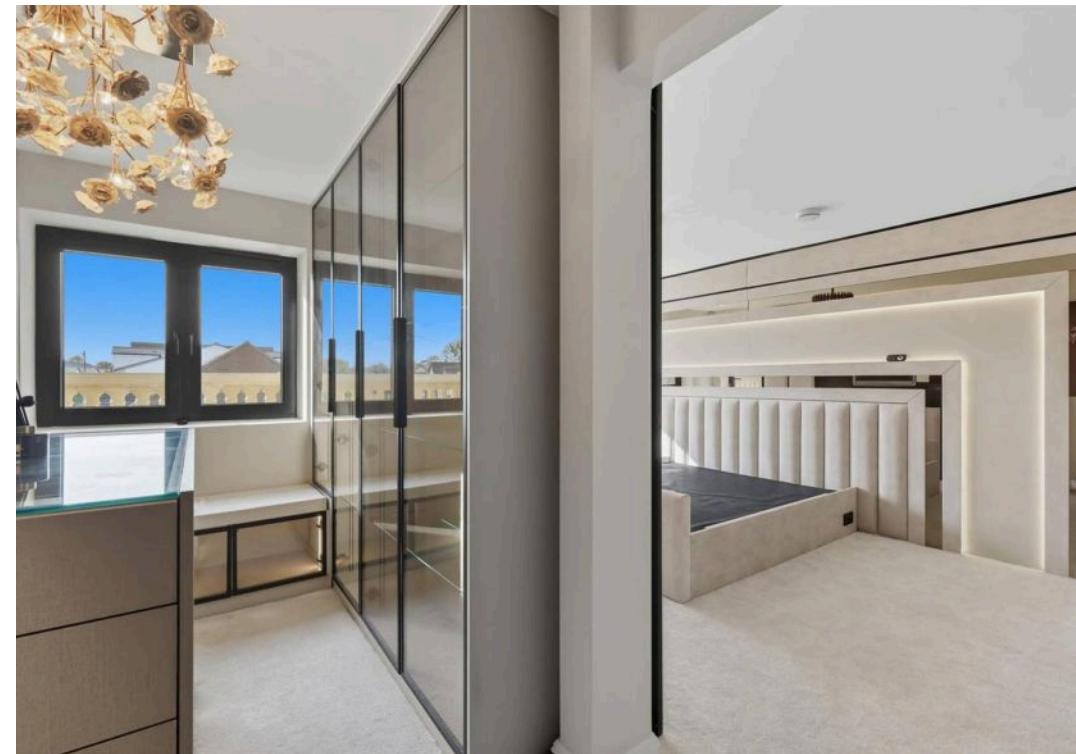
Behind secure electric gates, 248 Noak Hill Road presents a striking façade, a resin-finished driveway and a total of around 3,672 sq ft of beautifully crafted accommodation including an outbuilding. Every detail has been designed to deliver a lifestyle of ease, sophistication and intelligent comfort.

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



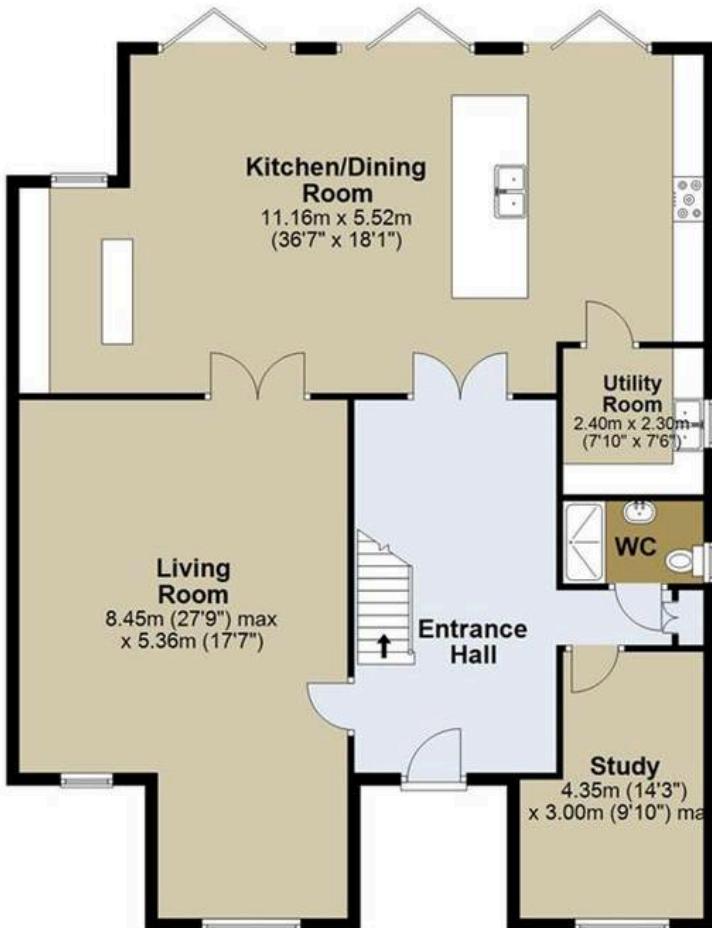






Ground Floor

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



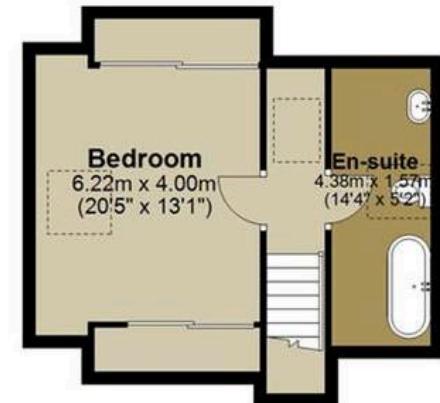
First Floor

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)



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and helping people move is our hobby.

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