



Walkers
People & Property

248 Noak Hill Road, Billericay. CM12 9UZ

In Excess of £1,800,000

248 Noak Hill Road

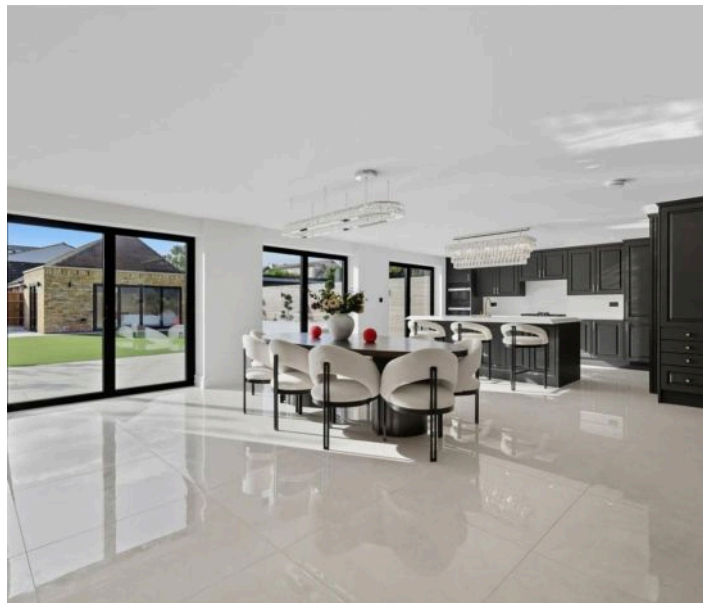
Billericay

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

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





248 Noak Hill Road

Billericay, Billerica

The epitome of modern elegance on one of Billerica'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.

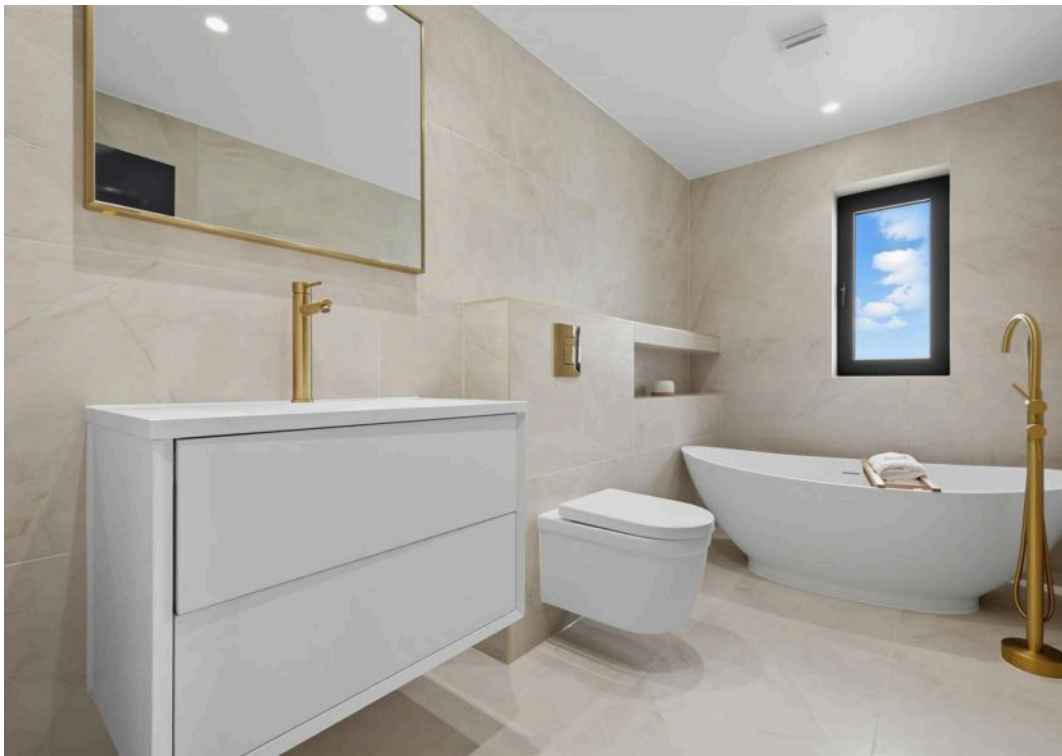
A dramatic floating staircase and waterfall chandelier lead into an elegant open-plan living space, featuring bespoke cabinetry, double OG Sharpstone Granite worktops and a full suite of Neff appliances. The kitchen includes a filtered instant-hot water tap and water softener, while the adjoining dining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





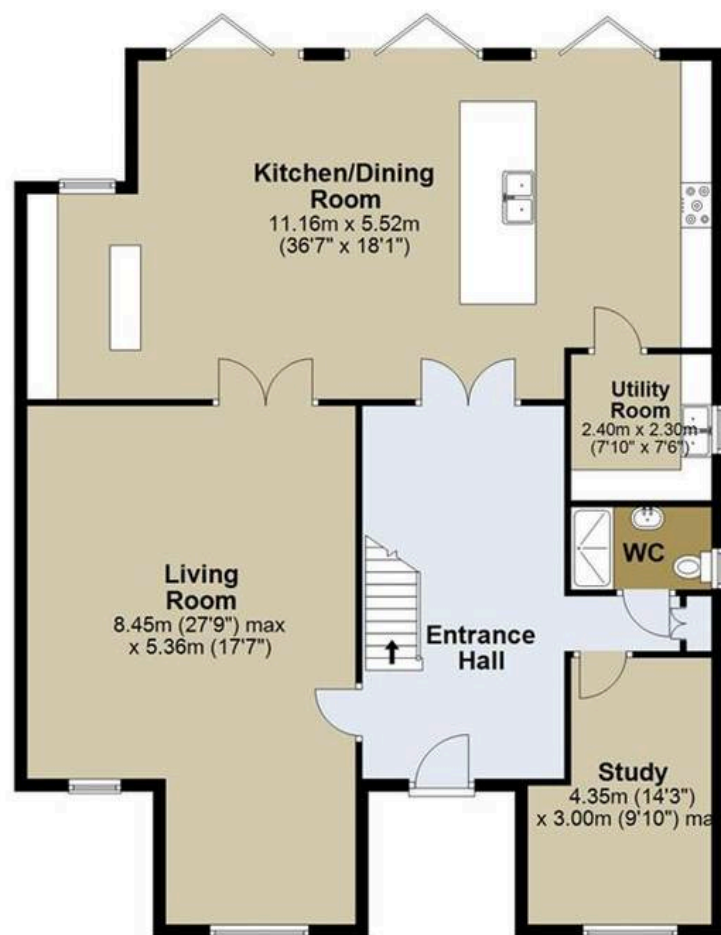






Ground Floor

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



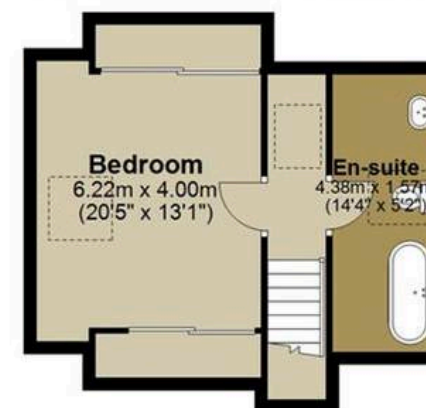
First Floor

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



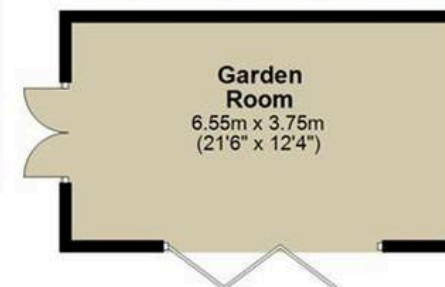
Second Floor

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



Outbuilding

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



About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

Get In Touch



Browse Properties



Contact Us
01277 355005



Our Website
www.walkersstates.co.uk



Our Address
90 High Street
Ingatstone
CM14 9DW



www.walkersstates.co.uk

Walkers
People & Property

Psst... Have you heard of
Walkers discreet marketing?

Many people lose out on their dream home to someone in a better position. Often, it is because they have delayed putting their house on the market, preferring to find somewhere first and then sell.

That is why we have innovated a totally unique and highly confidential moving home solution to put you in a competitive position.

Let us find you a buyer **without any advertising or pressure** and without the neighbours knowing.

Your secret is safe with us....

Get in touch for a
complimentary valuation.

Looking To Sell Or Let Your Home?

Book your free valuation to see how much your home is worth.