



Noak Hill Close

Billericay

Stunning six-bed executive home (built 2019) with luxury interiors, three receptions, open-plan kitchen, large garden, garage, and parking. Close to schools, High Street, and station. No onward chain. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Over 4000 sq ft of accommodation.
- Three reception rooms and a large open plan kitchen / dining / family room.
- Six double bedrooms.
- Five bathrooms.
- Approaching 1/3 of an acre plot within a cul-de-sac.
- NO ONWARD CHAIN.





Noak Hill Close

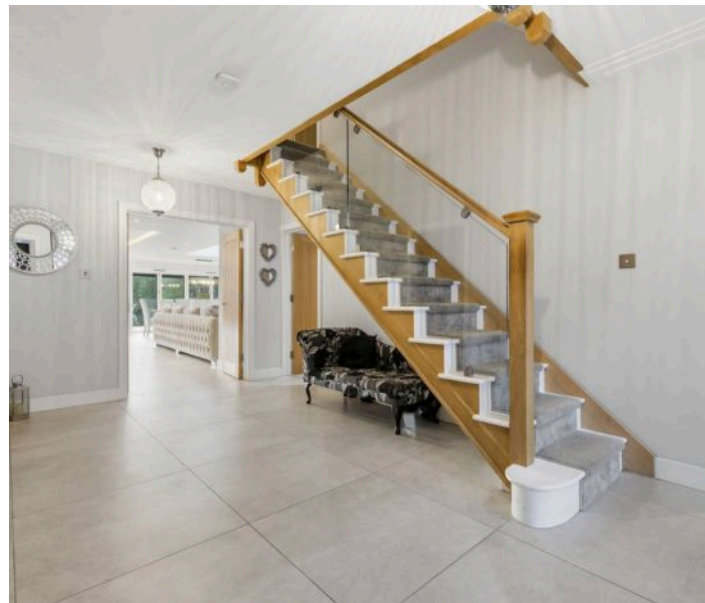
Billerica

An exceptional executive-style detached family home offering six generous double bedrooms, set within an exclusive private turning off Noak Hill Road.

Built in 2019 and benefiting from the remainder of a 10-year NHBC warranty, this impressive home provides approximately 4,145 sq ft of beautifully presented living space on a substantial plot of around 0.28 acre. Ideally positioned just a short distance from Billerica High Street and railway station, the property also falls within the sought-after catchment areas for Quilters Primary School and Billerica School.

The accommodation is arranged over three spacious floors and showcases a stunning interior throughout. A grand entrance hall, with underfloor heating leads to three versatile reception rooms, including a snug, games room and a study, perfect for those working from home. The showpiece of the property is the outstanding open-plan kitchen/dining/living space, finished to an exceptional standard with modern high-gloss cabinetry, quartz worktops, a large central island and bi-folding doors that open onto the extensive rear garden, creating a bright and inviting family hub. A separate utility room offers further practicality.

The elegant oak staircase ascends to a galleried first-floor landing where four generous double bedrooms await, each served by luxuriously appointed bathrooms. Three of the bedrooms also benefit from their own dressing rooms, offering abundant storage and privacy. The top











Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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