



## 20 Coopers Drive, Billericay, CM11 2TN

Offers In The Region Of £635,000

- FOUR BEDROOMS
- EN-SUITE & BATHROOM
- INTEGRATED KITCHEN
- NO ONWARD CHAIN
- QUIET LOCATION
- DOUBLE GARAGE
- DOUBLE GLAZED CONSERVATORY
- POTENTIAL TO EXTEND (STPP)
- NEAR TO SCHOOLS
- TWO RECEPTION ROOMS

Situated in a quiet and secluded location on the Coopers Croft Development, is this four bedroom detached family home, offered for sale with \* NO ONWARD CHAIN \* This immaculately presented property, benefits from a double garage, double glazed conservatory with gas central heating, integrated kitchen, with appliances included and modern Vaillant gas boiler installed in October 2020, there is a separate dining room, bright and spacious living room with electric fireplace, ground floor W.C, stairs lead to the part galleried landing with feature window, family bathroom, and spacious en-suite shower room, fitted wardrobes and matching side units to remain in bedroom one, bedroom two also has two sets of fitted wardrobes to be included in the sale, bedroom three can accommodate a double bed and side units, bedroom four is a good size children's room or study / home office. Externally the private rear garden has side gate access, an extensive paved patio area, raised flower & shrub beds. There is a pedestrian door to the attached double garage, with power and lighting connected, eaves storage space and two up and over doors (one with electric assisted door) there is excellent potential (STPP) over the garage space and to the rear aspect. This popular area within walking distance of schools, convenience shops, nearby pubs and open countryside.

4 2 2 D

Council Tax Band: F



**HALLWAY**

10'11 x 9'1 reducing to 4'7

**GROUND FLOOR W.C**

6'5 x 2'9

**KITCHEN**

12'6 x 9'9 reducing to 7'3

**DINING ROOM**

10'1 x 10'2

**LIVING ROOM**

17'11 x 10'9

**DOUBLE GLAZED CONSERVATORY**

11'3 x 9'0

**PART GALLERIED LANDING**

12'11 x 9'11

**BEDROOM ONE**

12'7 x 12'4

**EN-SUITE SHOWER ROOM**

9'2 x 5'5

**BEDROOM TWO**

10'1 reducing to 9'4 x 9'4

**BEDROOM THREE**

10'10 x 7'0

**BEDROOM FOUR**

10'9 x 7'8 reducing to 5'7

**FAMILY BATHROOM**

9'3 x 5'5

**SECLUDED REAR GARDEN**

50ft x 30ft

**DOUBLE GARAGE**

18'7 x 17'2

**OFF ROAD PARKING FOR TWO CARS**





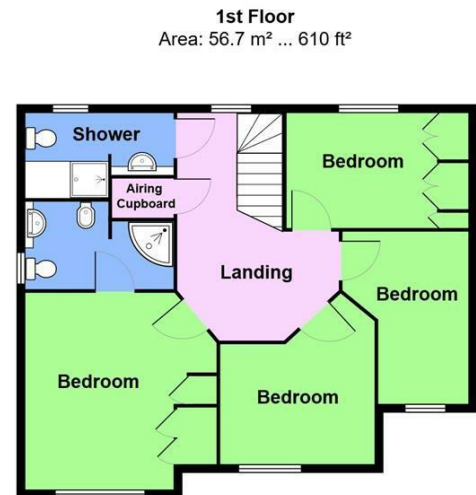
## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 148.4 m<sup>2</sup> ... 1598 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.