



**Coopersale Common, Coopersale**  
**Offers Over £825,000**

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**MILLERS**  
ESTATE AGENTS



**\*\* CONTEMPORARY DETACHED HOME \*\* STUNNING OPEN PLAN LIVING AREA \*\* MASTER BEDROOM WITH EN-SUITE \*\* DRIVEWAY FOR OFF STREET PARKING \*\* QUIET DEVELOPMENT \*\***

Nestled in the charming village of Coopersale, this superb modern four-bedroom detached home offers a delightful blend of contemporary living and tranquil surroundings. Spanning an impressive 1,580 square feet, the property is situated within a small private development, ensuring a peaceful atmosphere.

Upon entering, you are greeted by a welcoming hallway that leads to a stunning open-plan living area. This space features a fitted kitchen complete with a breakfast bar, seamlessly flowing into the dining area. Bifolding doors open up to the rear garden, allowing natural light to flood the room and providing a perfect view of the outdoor space. Adjacent to the dining area is a cosy lounge, enhanced by a charming log burner, making it an ideal spot for relaxation.

The garage has been thoughtfully converted and extended to create a versatile study and family/playroom, catering to the needs of modern family life. Additionally, the ground floor boasts a utility room and a convenient cloakroom.

Moving to the first floor, the master bedroom is a true retreat, featuring a stylish en-suite shower room. Three further well-proportioned bedrooms are complemented by a family bathroom, ensuring ample space for family and guests alike.

Outside, the property benefits from a gravel driveway that accommodates two vehicles. The rear garden is a delightful haven, featuring a patio area perfect for alfresco dining and an artificial turf lawn, surrounded by lush hedge borders for added privacy. A timber workshop with power and light provides an excellent space for hobbies or storage.

Coopersale is a peaceful village surrounded by open farmland and parts of Epping forest which is popular amongst young families, bike riders and walkers. The village benefits from a local primary school and a very popular village pub restaurant.







## Entrance Hall

## Cloakroom

5'1" x 4'2" (1.55m x 1.27m)

## Kitchen/Dining Room

11'2" x 17'8" (3.41m x 5.39m)

## Living Room

18'9" x 11'1" (5.72m x 3.38m)

## Utility Room

6'3" x 6'0" (1.90m x 1.83m)

## Family /Play Room

17'9" x 10'4" (5.42m x 3.16m)

## Study

9'0" x 7'2" (2.75m x 2.18m)

## Galleried Landing

## Bedroom 1

11'4" x 9'2" (3.45m x 2.79m)

## En-suite Shower Room

8'4" x 4'4" (2.54m x 1.32m)

## Bedroom 2

11'4" x 9'5" (3.45m x 2.88m)

## Bedroom 3

7'2" x 11'6" (2.19m x 3.51m)

## Bedroom 4

8'4" x 7'11" (2.53m x 2.42m)

## Bathroom

10' x 5'5" (3.05m x 1.65m)

## EXTERIOR

## Front Gravel Driveway

## Rear Garden

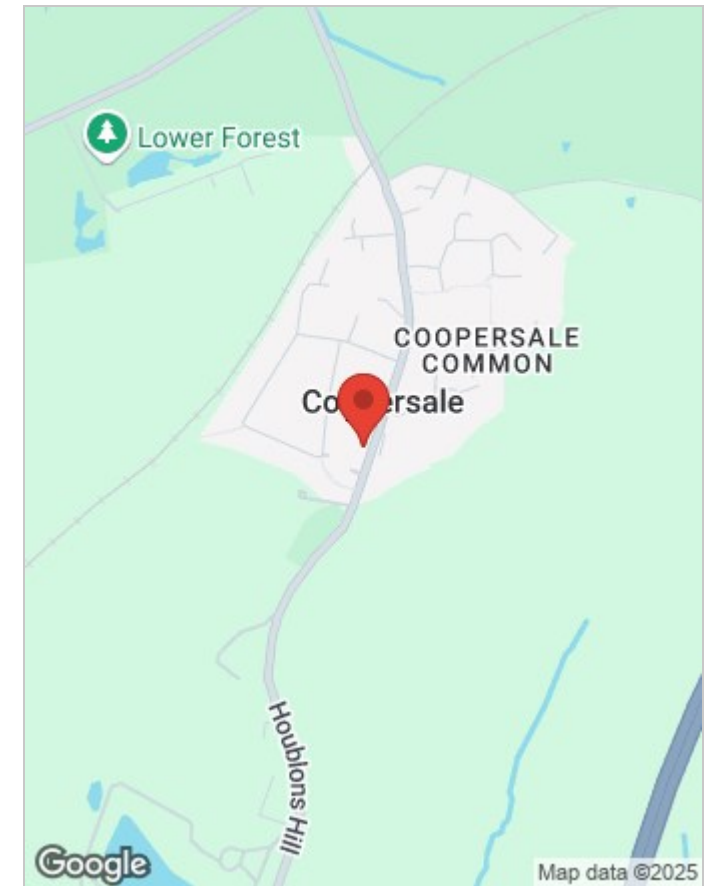
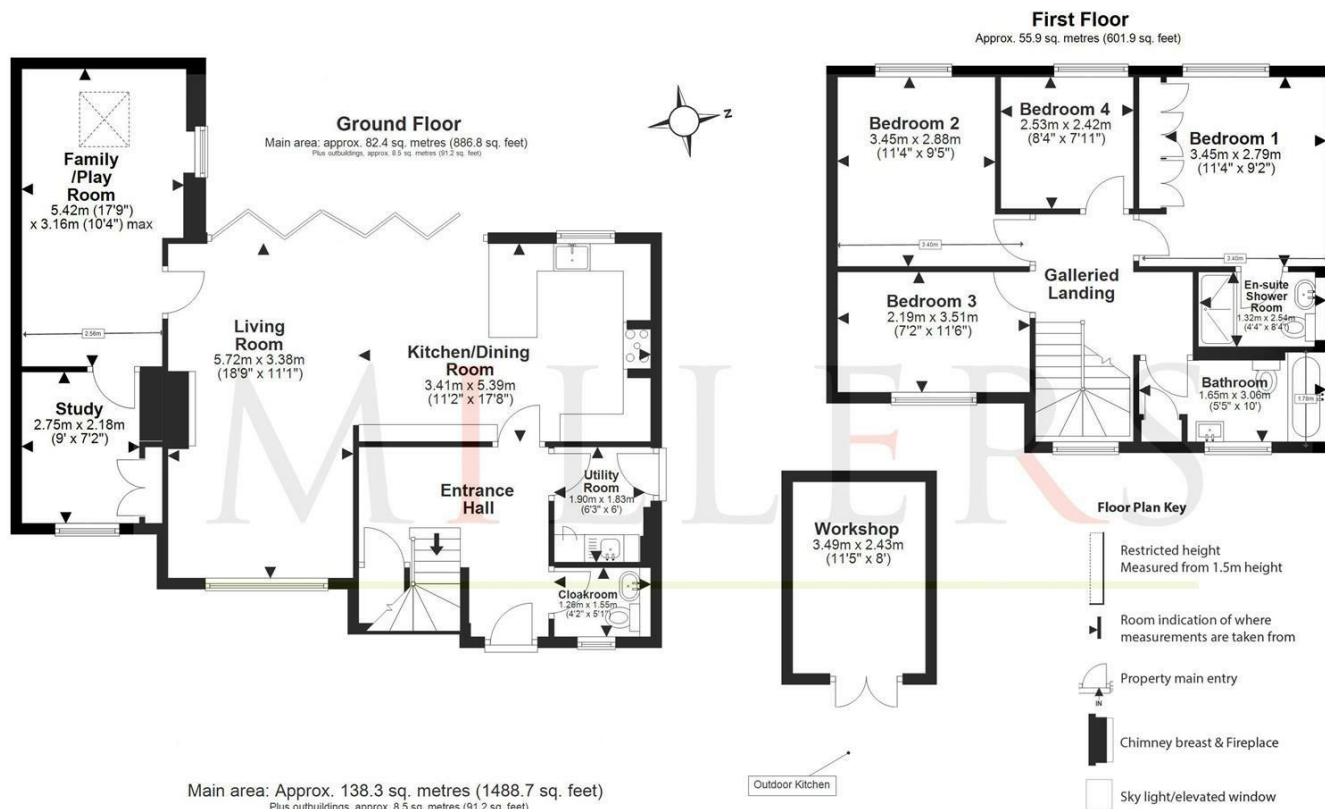
43' x 34' (13.11m x 10.36m)

## Workshop

11'5" x 8' (3.48m x 2.44m)







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555  
if you wish to arrange a viewing appointment for this property or require further information.

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