



## 3 Coopers Drive, Billericay, CM11 2TN

Asking Price £660,000

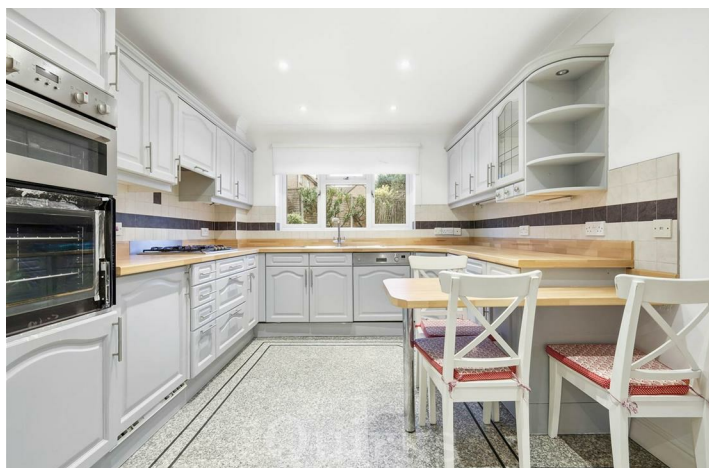
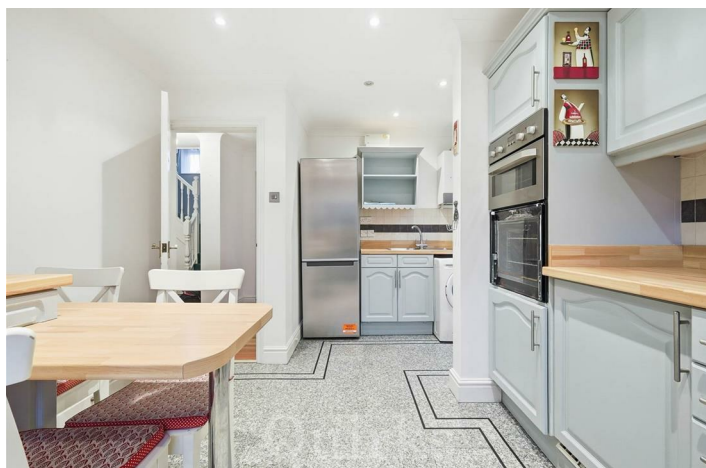
- FOUR BEDROOMS
- NO ONWARD CHAIN
- KITCHEN / BREAKFAST ROOM
- NEARBY SCHOOLS & SHOPS
- CORNER PLOT
- GARAGE & DRIVEWAY
- EN-SUITE & BATHROOM
- COOPERS CROFT DEVELOPMENT
- VIEWS OVER FIELDS
- DETACHED FAMILY HOME



A well presented four bedroom detached family home, offered for sale with NO ONWARD CHAIN, situated on the sought after Coopers Croft Development in the Great Burstead area, within close proximity of open countryside, convenience shops and schools. This property occupies a corner plot, with garage and block paved driveway, landscaped rear garden, with a North West facing aspect. There is spacious accommodation including kitchen / breakfast room with integrated dishwasher, four ring gas hob, oven and grill. There is also a utility area with sink/drain, side door access to the garden. The naturally light living room has patio doors and feature fireplace, there is also a separate dining room. The spacious hallway has built-in understairs storage and ground floor W.C. The first floor has four bedrooms, with fitted wardrobes to bedrooms one and two, there is also the advantage of a fully tiled en-suite shower room and separate family bathroom. The rear garden is low maintenance and benefits from side gate access, paved patio and separate decking area, outside power points and storage space to the side of the house. In addition there is replacement UPVC double glazing and the garage has power, lighting and eaves storage space.



Council Tax Band: F



ENTRANCE HALLWAY

GROUND FLOOR W.C

LIVING ROOM

17'6 x 12'3

DINING ROOM

12'5 x 9'1

KITCHEN / BREAKFAST ROOM

10'2 x 10'0

UTILITY AREA

6'8 x 5'6

NORTH WEST FACING REAR GARDEN

40" in depth

FIRST FLOOR LANDING

BEDROOM ONE

15'2 x 9'8

EN-SUITE SHOWER ROOM

8'4 x 4'7

BEDROOM TWO

14'1 x 9'3

BEDROOM THREE

10'7 x 6'9

BEDROOM FOUR

8'5 x 6'8

FAMILY BATHROOM

7'1 x 6'8

GARAGE

17'2 x 8'7

DRIVEWAY







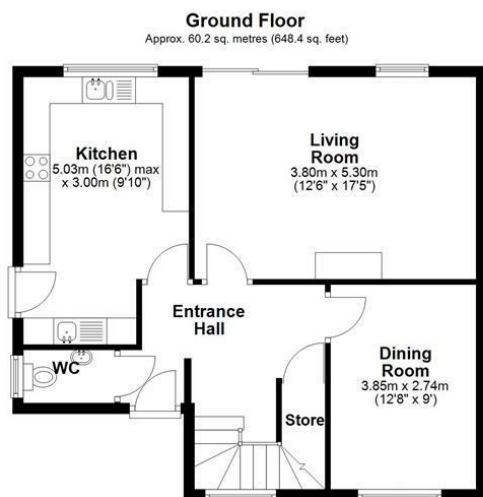
## Viewings

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

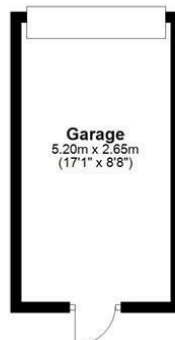
## EPC Rating:

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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Second Floor**  
Approx. 13.8 sq. metres (148.3 sq. feet)



Total area: approx. 134.4 sq. metres (1446.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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