



Coopers Lodge 4 Noak Hill Road  
Billericay

MEACOCK & JONES

A most appealing, bright and spacious detached barn conversion offering contemporary open plan living accommodation, located within secure and private surrounding gardens. This beautifully presented five bedroom property is offered to the market with no onward chain, flanking open green belt land and is situated within just a mile of Billericay High Street and within easy reach of the mainline railway station. The property also falls within Quilters School catchment area.

**£970,000**



From beneath a sheltered entrance a wood effect UPVC double glazed front door with leaded light obscure glazed inserts opens to:-

### Entrance Hall

A spacious entrance into this appealing family home. A staircase rises to the first floor level and below this a cupboard provides useful storage space. A pair of double doors open to a cloak cupboard that has been fitted with a hanging rail and shelving. Feature Amtico floor runs throughout. Three radiators. Spotlights and coved cornice to ceiling. Door to airing cupboard that accommodates the hot water cylinder, slatted shelving and also houses the boiler and fuse box.

### Open Plan Living/Kitchen Area 32'10 x 32' to 18' (10.01m x 9.75m to 5.49m)



A contemporary open plan living arrangement ideally suited for modern style living.

### Kitchen/Breakfast Area



The kitchen has been comprehensively fitted with a fine quality range of units that comprise contemporary style base cupboards, drawers and matching wall cabinets. A long contrasting roll edge worktop incorporates a stainless steel five ring gas hob with glass and stainless steel extractor unit fitted above. A one and a quarter bowl single drainer sink unit with mixer tap has been fitted with feature tiled splashback surround. A long unit has been fitted with an overhang that provides a breakfast bar capable of seating two or three people with ease. Continuation of Amtico flooring from reception hall. Integrated appliances to remain include a refrigerator, freezer, Bosch stainless steel double oven and Bosch dishwasher. A UPVC obscure double glazed door with window to side leads outside. A door opens to a pantry/utility room. As previously mentioned the kitchen is open plan to the living and dining area. Door to:

### Pantry/Utility

An excellent feature, fitted with marble effect roll edge shelving running along two walls providing extensive storage facility. Coved cornice and spotlights to ceiling. Continuation of Amtico flooring. To the far wall is space and plumbing for domestic appliances with

drawers below and cupboards fitted above. Spotlights inset.

### Dining/Living Area



The dining area draws light from a pair of wide UPVC double glazed French doors with panels to the side and sash windows adjoining which open to the southerly rear garden terrace that is in sunshine through the entire day. The living area is focused along the opposite side of the room and a central focal point is a feature remote controlled gas fired log burner with brick surround. Furthermore, this space benefits from a wall mounted Samsung air conditioning system. A pair of UPVC double glazed French doors open to the surrounding garden. Spotlights and coved cornice to ceiling. Radiator.

### WC

A tastefully appointed WC fitted with a wide vanity wash hand basin with mixer tap and drawers below and close coupled WC. Contemporary style tiling to the floor and to full ceiling height. Spotlights and coved cornice to ceiling. Extractor fan. Heated mirror. Radiator. UPVC obscure double glazed window fitted to the rear elevation.

### Study 8'5 x 6' (2.57m x 1.83m)

A very well appointed home office ideally suited to those that work from home. Light is drawn from a UPVC double glazed sash window opening to the surrounding garden. Spotlights and coved cornice to ceiling. Radiator. The study area has been fitted with units that comprise cupboards, drawers and wall

mounted cabinets along two walls with a desk running along an entire wall providing a most spacious area for those working from home.

#### Master Bedroom 17'2 x 14' (5.23m x 4.27m)



A well proportioned bedroom fitted with two UPVC double glazed sash windows to the side elevation overlooking the surrounding gardens. Two radiators. Spotlights and coved cornice to ceiling. Running along an entire wall are floor to ceiling mirrored sliding doors that open to provide extensive hanging and shelving space. Air conditioning unit. Spotlights and coved cornice to ceiling. A staircase leads to the first floor level which offers a spacious en-suite bathroom and below this a door opens to a deep cupboard fitted with shelving.

#### En-Suite Bathroom

A luxuriously appointed en-suite fitted with a panel enclosed corner bath with mixer tap and hand-held shower attachment. A walk-in wet room style shower with wall mounted controls. Tiling to the floor and matching tiling to the walls. Spotlights to ceiling. Vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Radiator. Spotlights to ceiling. Two Velux style windows to the side elevation.

#### Bedroom Two 14'9 max x 9'5 (4.50m max x 2.87m )



A most pleasant dual elevation bedroom situated at the opposite end of the property with UPVC double glazed windows that face the front and side elevation. Spotlights and coved cornice to ceiling. Radiator. Running along an entire wall are sliding mirrored doors that open to extensive wardrobe storage space.

#### Bedroom Three 10'7 max x 10'2 (3.23m max x 3.10m)

A good size double bedroom fitted with a UPVC double glazed sash window to the front elevation. Coved cornice to ceiling. Radiator.

#### Bedroom Four

A separate staircase rises to first floor level and this accommodates the fourth bedroom suite. Door to:-

#### Bedroom Area 10'4 max x 10'4 max (3.15m max x 3.15m max )

This arrangement of accommodation lends itself perfectly to providing useful annex accommodation, ideally suited to teenage children or an au pair. A double glazed Velux style window faces the front elevation. Radiator. Spotlights to ceiling. Wood effect flooring. Door opens to walk-in storage cupboard fitted with light. A most practical space for the storage for suitcases and Christmas decorations.

#### Family Bathroom



A tastefully appointed bathroom consisting of a panel enclosed bath with mixer tap and hand-held shower attachment. A vanity wash hand basin with mixer tap and cupboards fitted below. Close coupled WC. Walk-in wet room style shower with wall mounted controls. Tiling to the floor and the walls are partially tiled with decorative border. Radiator. Spotlights to ceiling. Double glazed Velux window to the front elevation.

#### Home Office 8' x 7'4 (2.44m x 2.24m)

A well appointed bedroom fitted with a UPVC double glazed window to the side elevation overlooking the surrounding gardens. Radiator. Spotlights and coved cornice to ceiling. Running along an entire wall are a fine quality range of wardrobes that provide extensive hanging, shelving and storage space.

#### Gardens



As previously mentioned the terrace has a southerly elevation, so is in sunshine through virtually the entire day. The remainder of the garden has been laid to

lawn and a wrought iron fence separates the front and rear gardens. Outside power, light and CCTV. From beneath a pergola a terrace winds around the property to the side where there is an additional garden area comprising of two large lawn areas with two mature blue cedar trees. Three extensive garden storage facilities to remain. Outside tap.

### **Front Garden**



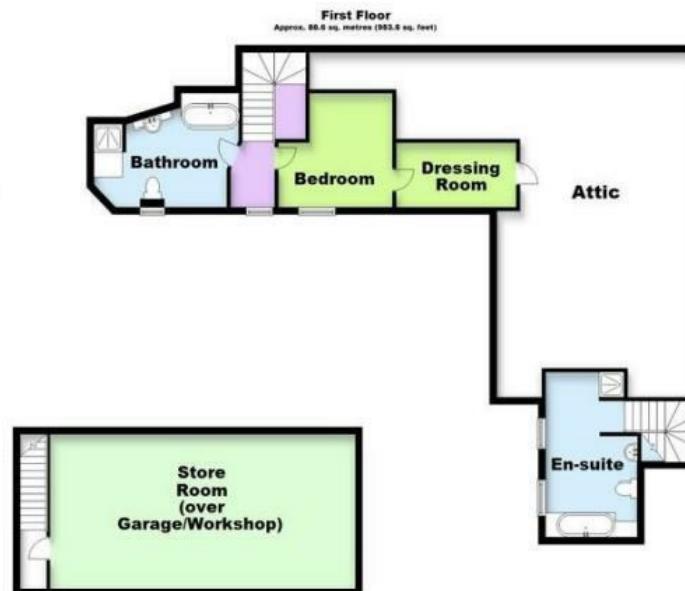
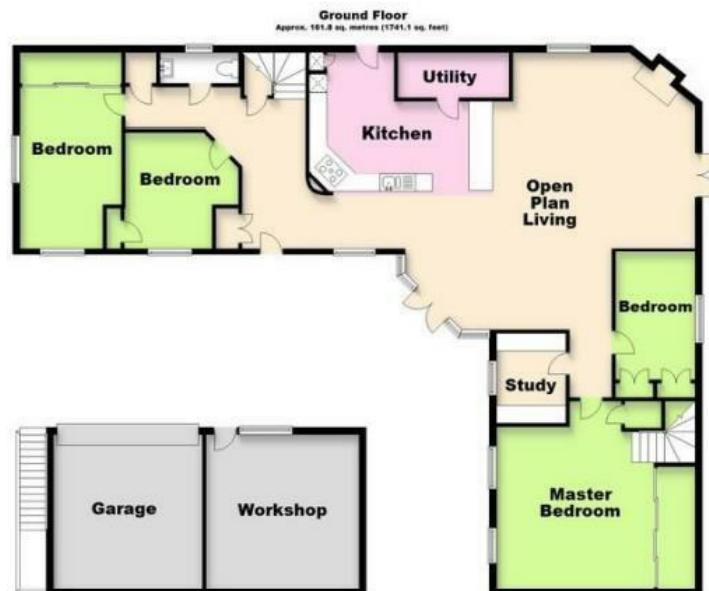
The property is particularly private and secure, accessed through electronically operated wrought iron gates from where a driveway leads to a pair of electronically operated timber gates that lead to a large private gravel driveway capable of providing off street parking for a good many vehicles with ease. In fact this driveway currently provides a magnificent area to store a large caravan/motor home. Access to garage and workshop.

### **Detached Garage & Workshop**

The garage has internal dimensions of 16'8 x 13'8 and has been fitted with an electronically operated up and over door. The garage has power and light and has been fitted with useful cupboards to the far wall. To the side of the garage is a workshop adjoining, which has internal dimensions of 17'1 X 14'3. This is a very versatile space that could serve to provide a games room, home gym or even large working space for those that run a business from home. Above the garage and adjoining workshop an external wrought iron staircase leads to an extensive storage room that measures 29'5 in depth by 9'8 in width.







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

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