



## 18 COOPERS CRESCENT, BRAINTREE CM77

GUIDE PRICE £600,000

6 Bedrooms | 3 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\* MUST VIEW FAMILY HOME \*\*** Enjoying a secluded position overlooking mature greensward, this much improved SIX bedroom detached family home is presented in first class decorative order, and benefits from landscaped low maintenance front and rear gardens, together with a DOUBLE GARAGE and spacious interior living space. Internally comprising of a spacious fully integrated KITCHEN /FAMILY ROOM, duel aspect LIVING ROOM, UTILITY ROOM, six bedrooms, and THREE BATHROOMS, this is a highly desirable family home and we advise an early viewing appointment in order to appreciate the private location on offer.



## Entrance Hall

Karndean flooring, under stair storage cupboard, stairs rising to first floor, doors to:

## Cloakroom

WC, wall mounted hand wash basin, obscure window to front aspect, radiator

## Living Room 19'8" x 10'7" (6.00 x 3.25)

Karndean flooring, bay window to front aspect, french doors to rear garden, gas fireplace, TV point, radiator

## Kitchen/Diner 19'8" x 11'6" > 8'3" (6.00 x 3.53 > 2.52)

Range of matching wall and base level high gloss units with composite work surfaces and matching upstands, central island unit with bar stool seating, bay window to front, integrated appliances including double NEFF ovens, american style fridge-freezer space, dishwasher, inset sink with mixer tap and drainer, under counter lighting, door to:

## Utility Room

Spaces for washing machine and tumble dryer, door to rear garden

## FIRST FLOOR

### Landing

Carpet flooring, stairs rising to second floor, doors to:

### Bedroom One 10'10" x 10'2" (3.32 x 3.11)

Laminate flooring, double glazed window to front aspect, integral wardrobes, door to:

### En-Suite

Double shower enclosure, WC, hand wash basin, obscure window to front aspect

### Bedroom Two 11'10" x 10'7" (3.61 x 3.25)

Carpet flooring, radiator, double glazed window to rear aspect

### Bedroom Five 8'10" x 8'0" (2.70 x 2.44)

Carpet flooring, double glazed window to front aspect, radiator

### Bedroom Six 9'9" x 7'3" (2.99 x 2.23)

Carpet flooring, double glazed window to front aspect, radiator

### Family Bathroom

Re-fitted suite comprising of a separate bath and double shower enclosure, WC and hand wash basin, obscure window to front aspect

## SECOND FLOOR

### Bedroom Three 11'5" x 9'9" (3.50 x 2.99)

Carpet flooring, windows to front and rear aspect, radiator

### Bedroom Four 11'10" x 7'10" (3.62 x 2.39)

Windows to front and rear aspect, laminate flooring, fitted office furniture

### Bathroom

Shower, WC, hand wash basin

## EXTERIOR

### Front

Porcelain paved pathway leading to front entrance door, side access to garden

### Rear Garden

Porcelain paved patio with artificial lawn area, pergola seating area, door to Garage and gate leading to rear parking area

### Garage & Parking

Double Garage with 2 x up and over doors, power connected, parking immediately in front for 2 x vehicles.

## Area Map

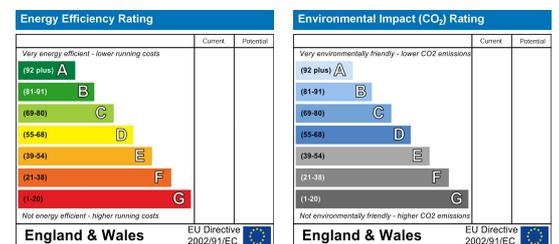


## Floor Plans



© Essex EPCs  
This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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