



## 3 SHELDUCK CRESCENT, BRAINTREE CM77

£1,450 PER MONTH

### 4 Bedrooms | 2 Bathrooms | 2 Receptions

**\*\* NIL DEPOSIT OPTION AVAILABLE \*\* AVAILABLE EARLY MARCH 2020 \*\*** Situated within the ever popular Great Notley location is this Four bedroom detached family home. The property benefits from recently replaced UPVC double glazed windows and comprises of; lounge, dining room, conservatory, kitchen, utility room, downstairs cloakroom, four well-proportioned bedrooms with the master bedroom having the additional benefit of an en-suite, and a family bathroom, while externally there is a pleasant rear garden, single garage and a block paved driveway for multiple vehicles. The property has an array of facilities & amenities nearby including; the Tesco superstore, doctors surgery, respected local schooling, parks/playing fields and The Discovery Centre/Great Notley Country Park. Braintree Town Centre, Braintree Designer Village & Stations are within a short drive which offer a more comprehensive range of amenities and an approximate 50 minute commute to London's Liverpool Street.



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.

## Full Description

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### Entrance Hall

Laminate wood flooring. Radiator. Stairs rising to First Floor.

### Living Room

3.54m x 4.56m (11' 7" x 15' 0") Laminate wood flooring. Bay window to front. Radiator. Feature gas fireplace. Doors into:

### Dining Room

2.68m x 2.84m (8' 10" x 9' 4") Laminate wood flooring. Door to Kitchen and sliding door into:

### Conservatory

2.95m x 2.97m (9' 8" x 9' 9") Tiled flooring. Range of windows & doors leading to and overlooking the rear garden.

### Kitchen

2.77m x 3.05m (9' 1" x 10' 0") Comprising of a range of matching wall and base level units with roll edge worktops. Integral fridge/freezer, dishwasher and oven with four ring gas hob and extractor over. One and a half bowl sink unit with mixer tap & drainer inset to worktop. Tile effect flooring. Window to rear. Tiled splashbacks. Ceiling spotlights. Under stairs storage cupboard.

### Utility Room

Consisting of a range of matching wall and base level units with roll edge worktop. Space and plumbing for washing machine. Tile effect flooring. Door to rear garden. Radiator. Tiled splashbacks. Wall-mounted & enclosed gas boiler.

### Cloakroom

Comprising of a low level WC and a wash hand basin with mixer tap inset to vanity unit. Tile effect flooring. Obscure glazed window to side. Radiator. Tiled splashbacks. Extractor.

### Landing

Carpet flooring. Obscure window to side. Ceiling spotlights.

### Bedroom One

3.28m x 3.48m (10' 9" x 11' 5") Carpet flooring. Window to rear. Radiator. Fitted wardrobe.

### En-Suite

Consisting of a shower cubicle, low level WC and a pedestal wash hand basin with mixer tap. Obscure glazed window to rear. Radiator. Tiled walls. Shaving point.

### Bedroom Two

2.57m x 4.30m (8' 5" x 14' 1") Carpet flooring. Window to front. Radiator. Fitted wardrobes.

### Bedroom Three

2.23m x 2.81m (7' 4" x 9' 3") Carpet flooring. Window to front. Radiator. Fitted wardrobe.

### Bedroom Four

2.31m x 2.72m (7' 7" x 8' 11") Carpet flooring. Window to front. Radiator.

### Bathroom

Suite comprising of a panel bath with mixer tap & hair attachment, a low level WC and a pedestal wash hand basin. Tiled flooring. Obscure glazed UPVC window to rear. Radiator. Tiled splashbacks.

### Front of Property

The frontage is mainly hard paved to provide parking for multiple vehicles. Access to Garage. Side access gate.

### Garage

Approached by the block paved driveway. Accessed via an up & over door with power and lighting connected.

### Rear of Property

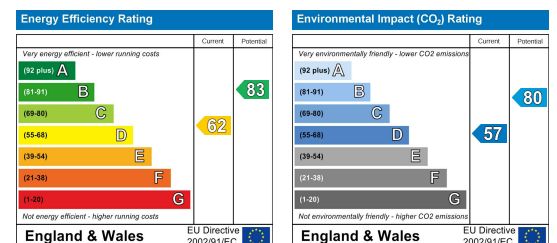
The rear garden commences with a paved patio seating area with a pathway leading to the side with an access gate to the front. The remainder of the garden is laid to lawn with border flowerbeds. Enclosed by panel fencing. Range of mature shrubs.

## Area Map



## Floor Plans

## 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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