



## Shelduck Crescent

Freehold  
Tax Band: E

Great Notley, Braintree, CM77 7YF

**Offers In Excess Of £500,000**



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED & generously sized rear garden, a spacious 16' lounge, CONSERVATORY, dining/play room & kitchen with adjoining UTILITY room is this well-presented four bedroom detached property. Benefiting from a GARAGE (potential to convert) and driveway for 3 vehicles, EN-SUITE to master plus family bathroom & d/stairs cloakroom and even further POTENTIAL TO EXTEND (STPP)!! Ideally tucked away in a CUL-DE-SAC position within the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.



# Shelduck Crescent, Great Notley, Braintree, CM77 7YF

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring.

### LOUNGE:

16'04 x 10'11 (4.98m x 3.33m)

Double glazed window to front aspect, central gas fireplace, two radiators, carpeted flooring. Double doors into dining room.

### DINING ROOM:

9'11 x 9'00 (3.02m x 2.74m)

Radiator, carpeted flooring. Patio door into conservatory.

### CONSERVATORY:

9'01 x 8'09 (2.77m x 2.67m)

Part UPVC and part brick construction with polycarbonate roof, tiled flooring and French doors onto rear garden.

### KITCHEN:

10'07 x 9'10 (3.23m x 3.00m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, space for fridge/freezer and dishwasher, tiled flooring.

### UTILITY ROOM:

Opaque double glazed window to side aspect, fitted base units, single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Door to rear garden.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash back, radiator, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, carpeted flooring.

### MASTER BEDROOM:

13'10 x 13'10 max (4.22m x 4.22m max)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, vinyl flooring.

### BEDROOM TWO:

11'08 x 8'07 (3.56m x 2.62m)

Double glazed window to front aspect, built-in wardrobes and storage cupboard, radiator, carpeted flooring.

### BEDROOM THREE:

10'11 x 10'00 (3.33m x 3.05m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM FOUR:

8'03 x 8'00 (2.51m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden, enclosed by fencing and comprising a patio area extending across the property rear, remainder mainly laid to lawn with mature shrub borders, shed, gated side access.

### GARAGE, DRIVEWAY & PARKING:

Integral single garage fitted with power, lighting and up & over door. Driveway parking for 2-3 vehicles\*.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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