HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Shelduck Crescent

Freehold
Tax Band: E

Braintree, CM77 7YF

Offers In Excess Of £450,000

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Boasting a RECENTLY REFITTED KITCHEN & BOILER (2023), a private UNOVERLOOKED rear garden, BAY-FRONTED dining/playroom and separate lounge is this THREE DOUBLE bedroom detached property. Benefiting from an integral garage (potential to convert*), driveway for three vehicles and an EN-SUITE to master plus family bathroom and d/stairs cloakroom. IMMACULATELY PRESENTED throughout and ideally positioned next to a greensward in the heart of popular Great Notley Garden Village - A short walk to all local shops/amenities & popular schools with convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator, solid oak flooring.

CLOAKROOM:
Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash back, radiator, solid oak flooring.

DINING ROOM:
13'3 x 8'3 (4.04m x 2.51m)
Double glazed bay window to front aspect, radiator, solid oak flooring. Double doors to lounge.

LOUNGE:
13'5 x 10'7 (4.09m x 3.23m)
Double glazed window to side aspect, two radiators, solid oak flooring. Patio door to rear garden.

KITCHEN:
9'5 x 9'4 (2.87m x 2.84m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer and dishwasher, radiator. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Opaque double glazed window to side aspect, access to part boarded loft, airing cupboard, radiator, stained pine flooring.

MASTER BEDROOM:
13'6 x 9'11 (4.11m x 3.02m)
Double glazed window to rear aspect, radiator, wood flooring.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, low level WC, vanity wash hand basin with tiled splash back, heated towel rail, tiled flooring.

BEDROOM TWO:
10'6 x 9'11 (3.20m x 3.02m)
Double glazed window to front aspect, radiator, wood flooring.

BEDROOM THREE:
10'4 x 7'3 (3.15m x 2.21m)
Double glazed window to front aspect, radiator, wood flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Private, enclosed rear garden comprising patio area extending across property rear and side, remainder mainly laid to lawn with raised decking area and pergola, mature shrub borders and gated side access.

GARAGE, DRIVEWAY & PARKING:
Integral single garage housing wall-mounted boiler and fitted with power, lighting and up & over door. Driveway parking for three 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.