



Shelduck Crescent

Great Notley, Braintree, CM77 7YF

Guide Price £425,000



Benefiting from RECENTLY FITTED KITCHEN plus UTILITY, an EN-SUITE to master & UNOVERLOOKED garden is this four bedroom DETACHED property. Offering a GARAGE, three reception rooms inc. CONSERVATORY & set in walking distance to all local amenities.



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advert summary

GUIDE PRICE ?425,000-?450,000

Hamilton Piers, Great Notley's leading local property specialists, are delighted to bring to the market for sale this four bedroom DETACHED property, benefiting from EN-SUITE to master, UNOVLERLOOKED garden and a 16' RECENTLY FITTED kitchen plus UTILITY. Also offering GARAGE, three reception rooms & set in walking distance to all local amenities.

The property itself is located on the highly sought after Great Notley Garden Village, within walking distance of all local amenities, including schools, shops, doctors/dentist, supermarket, and is ideally situated in close proximity to the A120/M11, offering road links into London and set in walking distance of Great Notley Discovery Centre, providing 100 acres of open space, including space for horse riding, cycling and outside activities. Additionally, Braintree Train Station is located just over 2 miles away, offering a regular service (via Chelmsford) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, textured ceiling. Doors to lounge, study and kitchen.

LOUNGE: (15'03" into bay x 11'07")

Double glazed bay window to front aspect, fireplace surround with electric fire, radiator, textured ceiling, french doors to kitchen breakfast room.

KITCHEN/BREAKFAST ROOM: (16'04" x 9'11")

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink with central mixer taps, two built-in ovens, electric hob with extractor over, integrated fridge/freezer, radiator, tiled flooring, smooth ceiling. Doors to conservatory, utility room & cloakroom.

UTILITY ROOM:

Matching wall and base units with edged work surfaces, bowl sink with central mixer taps, space for washing machine and tumble dryer, boiler housed in cupboard, radiator, tiled flooring, smooth ceiling. Door to rear garden.

CLOAKROOM:

Double glazed window to side aspect, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling,

CONSERVATORY: (10'00" x 9'10")

UPVC built with polycarbonate roof, laminate wood flooring, double glazed french doors to rear garden.

STUDY: (9'08" x 7'10")

Double glazed window to side aspect, laminate wood flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring, textured ceiling.

MASTER BEDROOM: (12'11" x 10'09")

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate wood flooring, textured ceiling.

EN-SUITE:

Double glazed opaque window to rear aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO: (14'01" x 12'10")

Double glazed window to front aspect, built-in wardrobes, radiator, laminate wood flooring, textured ceiling.

BEDROOM THREE: (9'02" x 7'03")

Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM FOUR: (8'10" x 7'08")

Double glazed window to front aspect, radiator, vinyl flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, P-shaped panelled bath, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden with side access, hard standing patio area, raised decked area, mainly laid to lawn with mature borders.

GARAGE, DRIVEWAY AND PARKING:

Garage to the front of the property, fitted with light, power and up & over door. Driveway parking for 4/5 cars.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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