



Coopers Crescent

Great Notley, Braintree, CM77 7DG

Guide Price £325,000



*** Guide Price £325,000 - £350,000 *** Benefiting from accommodation SET OVER THREE FLOORS, with generous 20' lounge/diner, CONSERVATORY plus an EN-SUITE to the master bedroom is this four bedroom TOWNHOUSE. Offering a RECENTLY UPDATED KITCHEN and a garage with allocated parking, situated in the heart of the sought after Great Notley Garden Village. Viewings highly recommended!



Coopers Crescent, Great Notley, Braintree, CM77 7DG

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

CLOAKROOM:

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

LOUNGE / DINING ROOM:

20'03 x 12'07 (6.17m x 3.84m)

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling, double glazed french doors to conservatory.

KITCHEN:

14'05 x 5'10 (4.39m x 1.78m)

Double glazed window to front aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, electric hob, extractor hood, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler, tiled flooring, smooth ceiling.

CONSERVATORY:

15'07 x 9'10 (4.75m x 3.00m)

UPVC and brick construction, polycarbonate roof, radiator, wood flooring, double glazed french doors to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:

12'07 x 9'04 (3.84m x 2.84m)

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

BEDROOM THREE:

12'07 x 9'04 (3.84m x 2.84m)

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

FAMILY BATHROOM:

Partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

14'00 x 12'07 max (4.27m x 3.84m max)

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

EN-SUITE TO MASTER BEDROOM:

Enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM FOUR:

12'07 x 6'10 (3.84m x 2.08m)

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

EXTERIOR:-

REAR GARDEN:

Courtyard style, full hard-landscaped with day bed, access via gate to parking area and side access to garage.

GARAGE & PARKING:

Detached garage fitted with up and over door, allocated parking.

AGENTS NOTES:

For further information about this property, please call sole selling agent, 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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

