



## Coopers Crescent

Great Notley, Braintree, CM77 7DG

Freehold  
Tax Band: D

**Offers In Excess Of £350,000**



**\*\*COMPETITIVELY REDUCED PRICE TO SELL\*\*** Boasting an impressive 20' lounge/diner, CONSERVATORY and a RECENTLY REFITTED kitchen plus versatile accommodation set over three floors is this modern & very well-presented four bedroom TOWNHOUSE. Benefiting from an UNOVERLOOKED low maintenance rear garden, EN-SUITE to master bedroom, RECENTLY REFITTED family bathroom and a GARAGE with off-road parking. Ideally located in the desirable Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station & A120/M11 and Chelmsford.



# Coopers Crescent, Great Notley, Braintree, CM77 7DG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, wooden flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin, radiator.

### KITCHEN:

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

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, wooden flooring.

### LOUNGE / DINER:

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

Double glazed window to rear aspect, under stairs storage cupboard, radiator, wooden flooring. Double doors into conservatory.

### CONSERVATORY:

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

Part UPVC and part brick construction with recently installed double glazed vaulted roof, radiator, wooden flooring. Double doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, radiator, carpeted flooring.

### BEDROOM TWO:

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

Double glazed window to front aspect, radiator, wooden flooring.

### BEDROOM THREE:

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

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

## FAMILY BATHROOM:

Panelled bath with central mixer tap and shower, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Carpeted flooring, access into master bedroom and bedroom four.

### MASTER BEDROOM:

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

Double glazed window to front aspect, built-in wardrobes, loft access, radiator, wooden flooring.

### EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator.

### BEDROOM FOUR:

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

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

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and generally low maintenance, comprising mainly raised decking throughout with pathway to gated rear access.

## GARAGE, DRIVEWAY & PARKING:

Single garage located to rear of property fitted with up & over door. Parking in front of garage for 1 vehicle with further on-street parking available to property front.

## AGENTS NOTES:

Council Tax Band: D

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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