

Coopers Crescent, Great Notley, Braintree, CM77 7DG

welcome to

Coopers Crescent, Great Notley, Braintree

GUIDE PRICE £375,000 -£400,000 William H Brown are pleased to offer this three double bedroom family home situated in the sought after Great Notley Garden Village within walking distance to excellent amenities including Tesco's Superstore, Pub, Great Notley County Park & easy access to A120 /A131













Hallway

Storage cupboard. Stairs to first floor. Radiator. Tiled flooring.

Cloakroom

Low level WC. Hand wash basin. Radiator.

Kitchen

11' 7" x 7' 8" (3.53m x 2.34m)

Double glazed window to front aspect. range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated double oven with four ring gas hob and overhead extractor fan. Plumbing and space for washing machine and dishwasher. Built in breakfast bar.

Lounge

17' x 14' 6" (5.18m x 4.42m)

Double glazed French doors to rear garden. Two radiators. Understairs cupboard. Laminate flooring.

Landing

Loft access.

Bedroom One

11' 4" x 9' 1" (3.45m x 2.77m)

Double glazed window to front aspect. Radiator. Built in Quadruple wardrobes. Carpets. Pendant lighting.

En-Suite

Walk in shower cubicle. Pedestal hand wash basin. Low level WC. Heated towel rail.

Bedroom Two

16' 3" x 10' 2" (4.95m x 3.10m) Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bedroom Three

14' 5" x 8' 2" (4.39m x 2.49m) Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bathroom

Obscure double glazed window to rear aspect. Vanity hand wash basin. Low level WC. Heated towel rail. Tiled flooring. Roll top bath with hot and cold mixer tap and shower attachment.

Garden

Commences with patio area to front and raised seating area and summer house to rear. Lawned area. Enclosed by panel fencing.

Parking

Garage and off street parking to rear.





welcome to

Coopers Crescent, Great Notley Braintree

- Three Double Bedroom Family Home
- En-Suite
- Double Glazing
- Walking Distance to Local Amenities
- Landscaped Garden

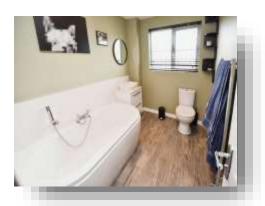
Tenure: Freehold EPC Rating: D

guide price

£375,000 - £400,000



This floor plan is for illustration purposes only. It is not drawn to explor. Any measurements, floor areas (imploting any total floor areas, spentings and orientation are approximate. In status are guaranteed, they cannot be relied upon for any purpose and they do not form pain of any appreciant. So liability is taken for any error, consistent or installational. A permitted of the painting of the painting to the presentation of the southern to consistent or installation of the painting to the presentation of the southern to consistent or installation or the painting to the presentation of the part of the presentation or the part of the presentation or the part of the presentation or the part of the part







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Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BTR108932



Property Ref: BTR108932 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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