



**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.



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## 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 illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR108932 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 320018**



[braintree@williamhbrown.co.uk](mailto:braintree@williamhbrown.co.uk)



51-53 High Street, BRAINTREE, Essex, CM7 1JX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)