



Coopers Crescent, Great Notley, Braintree, CM77 7DG

welcome to

Coopers Crescent, Great Notley, Braintree

**** GUIDE PRICE £325,000 to £350,000 **** William H Brown are pleased to offer this four bedroom family home situated in the heart of Great Notley Garden Village and within walking distance to the Country Park, Tesco's, Prince Louis Pub, Primary and Secondary School and easy access to A120/A131.



Ground Floor Accommodation

Entrance Hall

Stairs to first floor, under stairs cupboard. Radiator. Solid wood flooring.

Ground Floor Cloakroom

Obscure double glazed window to front aspect. Low level WC. Inset hand wash basin with tiled splash backs. Radiator. Solid wood flooring.

Kitchen

18' 2" max x 9' 3" max (5.54m max x 2.82m max)
Double glazed window to front aspect. Range of matching base and eye level units with sold oak work surface incorporating a sink drainer with hot and cold mixer tap. Integrated oven with gas hob and overhead extractor fan. Space for fridge / freezer. Plumbing and space for washing machine. Solid wood flooring.

Dining Room

12' 7" x 6' 3" (3.84m x 1.91m)
Radiator. Solid wood flooring. Opening to Lounge

Lounge

16' 8" x 9' 11" (5.08m x 3.02m)
Double glazed window to rear aspect. Velux window. Double glazed French doors to rear garden. Radiator. Solid wood flooring.

First Floor Accommodation

Landing

Stairs to second floor. Carpets.

Bedroom Two

12' 7" x 8' 10" (3.84m x 2.69m)
Double glazed window to rear aspect. Fitted wardrobes. Radiator. Laminate flooring.

Bedroom Three

12' 7" x 8' 9" (3.84m x 2.67m)
Double glazed window to front aspect. Fitted wardrobes. Radiator. Carpets.

Bathroom

Side panel bath with overhead shower attachment and hot and cold mixer taps. Low level WC. Pedestal hand wash basin with tiled splash backs. Extractor fan. Radiator. Tiled flooring.

Second Floor Accommodation

Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m)
Double glazed window to front aspect. Built in wardrobes. Radiator. Loft access. Carpets.

En-Suite

Shower cubicle. Low level WC. Vanity hand wash basin with tiled splash backs. Heated towel rail. Tiled flooring.

Bedroom Four

12' 6" max x 6' 6" max (3.81m max x 1.98m max)
Double glazed window to rear aspect. Fitted wardrobes. Carpets.

Exterior Garden

Commencing with raised decking then remainder laid to lawn. Gated access leading to garage at rear. Enclosed to panel fencing.

Parking

Garage located to the rear of the property with up and over doors. Allocated parking for one car.



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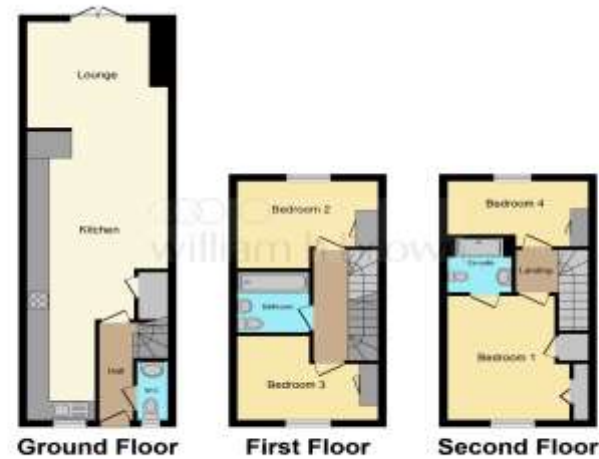
Coopers Crescent, Great Notley, Braintree

- Four Bedroom Town House
- En-Suite and Family Bathroom
- Open Plan Living Space
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C

guide price

£325,000 - £350,000



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Property Ref:
BTR109191 - 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.



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