



**Crozier Drive, Cressing, BRAINTREE, CM77 8GE**

**welcome to**

**Crozier Drive, Cressing, BRAINTREE**

**\*\* NO ONWARD CHAIN \*\*** William h Brown are pleased to offer this well presented three bedroom detached family home situated on a small modern development in the Village of Cressing within walking distance to Cressing Railway Station and easy reach of the A120.





### Entrance Hall

The front door opens into the entrance hallway with doors leading to the ground floor cloakroom, lounge, kitchen / diner and stairs leading up to the first floor landing.

### Ground Floor Cloakroom

Suite comprising of concealed WC, pedestal wash hand basin and part tiled walls.

### Lounge

15' 3" x 9' 11" ( 4.65m x 3.02m )

Double glazed window to front, radiator.

### Kitchen / Diner

17' 9" x 10' ( 5.41m x 3.05m )

Double glazed window to rear, French door to the garden with fan light windows adjacent, door to under stairs cupboard. Kitchen is fitted with range of matching high gloss units, work surfaces, inset hob, sink, space for washing machine, integrated fridge/freezer, space for dishwasher, boiler in cupboard housing, eye level oven, recess ceiling spot lighting.

### First Floor Landing

Linen cupboard , door to cylinder cupboard, loft access, doors leading to bedrooms and bathroom.

### Bedroom One

10' 11" x 9' 11" ( 3.33m x 3.02m )

Double glazed window to front, radiator.

### En-Suite

Suite comprising double width shower cubicle, glass enclosure, concealed WC, pedestal wash hand basin. Part tiled walls.

### Bedroom Two

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

Double glazed window to rear, radiator.

### Bedroom Three

8' 4" x 7' 11" ( 2.54m x 2.41m )

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to front, shower over the bath, with a glass enclosure, concealed low level WC, pedestal wash hand basin, tiled splash backs.

### Rear Garden

Private and unoverlooked garden commencing with patio, lawned garden, with flower and shrub borders, side door to garage, outside tap, gate which gives access to driveway and front.

### Driveway

Blocked paved driveway providing off street parking for two to three cars.

### Garage

23' 3" x 13' 1" ( 7.09m x 3.99m )

Garage up and over door to front, eaves storage, power and lighting connected.



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## Crozier Drive, Cressing BRAINTREE

- No Onward Chain
- Three Bedroom Detached House
- Four Years Left on NHBC Certificate
- En-Suite
- Sought After Village of Cressing

Tenure: Freehold EPC Rating: B

**£400,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurement, 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.focalagent.com



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Property Ref:  
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