

Shelduck Crescent, Great Notley Braintree CM77 7YF



Welcome to

Shelduck Crescent, Great Notley Braintree

** GUIDE PRICE £600,000 - £625,000 ** STUNNING 4-BEDROOM DETACHED HOME IN PRIME GREAT NOTLEY GARDEN VILLAGE LOCATION - A MUST VIEW!













Hallway

Obscure double glazed to front aspect. Porcelain tiles with electric under floor heating. Vertical radiator. Stairs to first floor.

Lounge

17' 2" + bay recess x 9' 4" (5.23m + bay recess x 2.84m) Double glazed bay window to front aspect. Fitted shutters. Two radiators. Gas Marble fireplace with large window display. Bespoke media wall. Built in shelving.

Study

14' 2" into bay x 7' 6" (4.32m into bay x 2.29m) Double glazed bay window to front aspect. Double glazed window to side aspect. Fitted shutters. Two Radiators. Built in shelving.

Kitchen / Diner

19' 1" max x 10' 5" max (5.82m max x 3.17m max) Double glazed French doors to rear garden. Double glazed window to rear aspect. Two Vertical radiators. Porcelain tiles with electric under floor heating. Open plan Nicholas Anthony soft lose kitchen diner with Silestone Quartz work surface with one and a half sink drainer with hot and cold mixer tap, integrated Neff appliances which includes two full ovens and plate warmer, fridge freezer, dishwasher, five ring gas hob with overhead extractor fan and large wine cooker.

Utility Room

Double glazed door to rear garden. Nicholas Anthony units with Silestone Quartz work surface with stainless steel sink drainer. Plumbing and space for washing machine and tumble dryer. Integrated Neff microwave. Cupboard housing baxi wall mounted boiler and water softener. Radiator. Porcelain tiles.

Cloakroom

Obscure double glazed window to side aspect. Duravit low level WC & vanity wall mounted hand wash basin. Heated towel rail. Silestone Quartz shelving. Built in cupboard. Porcelain tiles.

Landing

Obscure double glazed window to side aspect. Airing cupboard. Double length loft hatch with pull down ladder giving access to a mainly boarded loft with power and lighting. Doors leading to:-

Bedroom One

12' 8" + recess x 11' 4" (3.86m + recess x 3.45m) Double glazed window to front aspect. Radiator. Built in triple wardrobes. Doors leading to:-

En-Suite

Obscure double glazed window to side aspect. Duravit suite with vanity wall mounted hand wash basin. Low level WC . Walk in shower cubicle. Heated towel rail. Porcelain tiled.

Bedroom Two

10' 4" x 8' 4" (3.15m x 2.54m) Double glazed window to rear aspect. Radiator. Built in double wardrobe.

Bedroom Three

11' 6" + recess x 7' 6" (3.51m + recess x 2.29m) Double glazed window to front aspect. Radiator. Built in wardrobes.

Bedroom Four

7' 6" x 6' 7" (2.29m x 2.01m) Double glazed window to rear aspect. Radiator. Built in wardrobe.

Bathroom

Double glazed window to rear aspect. Side panel bath with hot and cold mixer tap and shower attachment. Pedestal hand wash basin. Low level WC. Heated towel rail. Full tiled ceramic wall and flooring.

Garden

Secluded large patio seating area with side access to garage. large lawn area with ornamental borders. 6ft panel fencing. side access to front. Large storage area to the side of the property where there is currently a shed. The views behind the house are beautifully enhanced by lush, mature trees, creating a peaceful and picturesque backdrop.

Parking

Driveway providing off street parking for multiple cars leading to garage.

Garage

17' 2" x 8' 6" ($5.23m \times 2.59m$) Electric roller doors. Matted floor. Power and lighting.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.





welcome to

Shelduck Crescent, Great Notley Braintree

- Stunning Four Bedroom Detached Family Home
- Sought After Great Notley Garden Village
- High Specification Throughout
- Walking Distance to Local Schools
- Close to Railway Station & Public Transport

Tenure: Freehold EPC Rating: Awaited Council Tax Band: F



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. N details are guaranteed, they cannot be nelled upon for any purpose and they do not form part of any agreement. No lability is taken for any error, omission or misstatement. A part must rely upon its own insection(s), Powerboll by www.focalagent.com Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

guide price **£600,000**



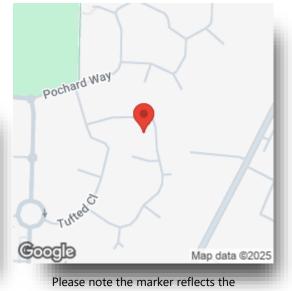


view this property online williamhbrown.co.uk/Property/BTR109572



Property Ref: BTR109572 - 0004 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.

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.



postcode not the actual property

william h brown



01376 320018



braintree@williamhbrown.co.uk

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



williamhbrown.co.uk