



**Shelduck Crescent, Great Notley, Braintree, CM77 7YF**



**welcome to**

**Shelduck Crescent, Great Notley, Braintree**

**\*\* GUIDE PRICE £425,000 - £450,000 \*\* SOLD PRIOR TO MARKETING!**

A beautifully presented three-bedroom detached home in the sought-after road Shelduck Crescent, offering a spacious layout, rear garden, garage, and driveway. Perfect for families or those seeking a modern, move-in-ready property.



## Hallway

## Ground Floor Cloakroom

## Lounge

14' 11" x 10' 10" ( 4.55m x 3.30m )

## Kitchen / Diner

9' 10" x 26' 7" ( 3.00m x 8.10m )

## Utility Room

9' 6" x 9' 2" ( 2.90m x 2.79m )

## Landing

## Bedroom One

10' 8" x 10' 8" ( 3.25m x 3.25m )

## En-Suite

4' 7" x 8' 2" ( 1.40m x 2.49m )

## Bedroom Two

10' 8" x 9' 2" ( 3.25m x 2.79m )

## Bedroom Three

7' 7" x 9' 6" ( 2.31m x 2.90m )

## Bathroom

6' 7" x 6' 3" ( 2.01m x 1.91m )

## Garden

## Parking

## Garage

9' 6" x 8' 6" ( 2.90m x 2.59m )



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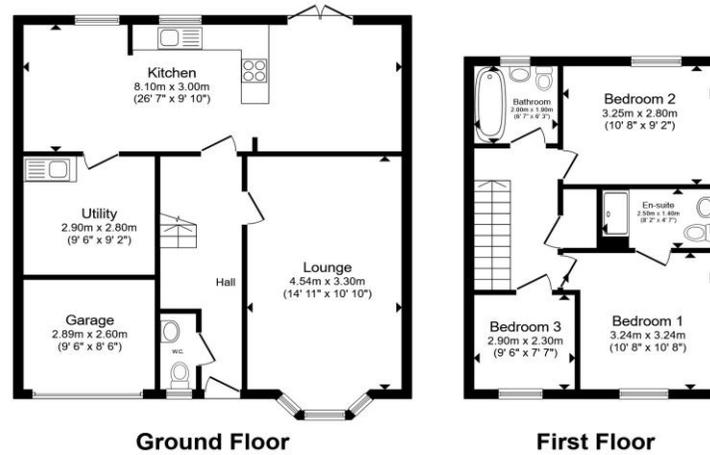
## Shelduck Crescent, Great Notley Braintree

- SOLD PRIOR TO MARKETING!
- Three Bedroom Detached Family Home
- Ensuite to Master
- Close to Amenities & Transport Links
- Garage & Driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£425,000**



Total floor area 112.4 m<sup>2</sup> (1,210 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110090 - 0003

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