



**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" x 9' 4" ( 5.23m 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" x 7' 6" ( 4.32m 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" x 10' 5" ( 5.82m x 3.17m )

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" x 11' 4" ( 3.86m 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" x 7' 6" ( 3.51m 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 x 2.59m )

Electric roller doors. Matted floor. Power and lighting.

### Agent 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.



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## Shelduck Crescent, Great Notley, Braintree

- Stunning Detached Family Home
- Four Bedrooms
- Sought After Great Notley Garden Village
- High Specification Throughout
- Walking Distance to Local Schools

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

guide price

**£600,000 - £625,000**



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.focalagent.com



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