



NP NICHOLAS
PERCIVAL

For Sale. 18 Coulson Gardens
Braintree, Essex, CM7 5XF

Incorporating **BS** BIRCHALL
STEEL



18 Coulson Gardens, Braintree, Essex, CM7 5XF

Offered with No Onward Chain and benefitting from the remaining 8 years of the NHBC Certification is this beautifully presented detached three bedroom bungalow located to the rear of an exclusive development specifically targeted to those over the age of 55.

Combining modern comfort with practical living, the property offers an ensuite shower room to the principle bedroom, sitting room, garden room, kitchen / breakfast room, family bathroom, an over-sized single width garage, ample driveway parking and an enclosed rear garden with sun terrace.

Heating via Air Source Heat Pump | EPC B | Council Tax Band E
Tenure Freehold | Estate Management Service Charge Applies



The Heart of the Home

A storm porch welcomes you to the property which opens to the entrance hallway. The quality of the developers finish is immediately noted with four panel oak interior doors with polished chrome ironmongery used throughout the property.

To the front of the property the principal bedroom features a box-bay window and the accompanying ensuite is comprised of a shower cubicle, handbasin set within a vanity unit and w/c. The guest double bedroom is to the front and the third bedroom was previously used as a dining room.

In the welcoming hall is also a large airing cupboard housing the pressurised cylinder water tank.

The well-appointed fitted kitchen includes the following integrated appliances; NEFF double oven, electric hob, extractor hood, fridge-freezer and dishwasher. There is also an integrated tumble dryer for added convenience.

Ample storage is provided by a good array of cupboards and drawers in the shaker style, all set with an attractive quartz worktop within which there is a ceramic sink.

To the rear the sitting room provides access to the garden room via French doors.

The four piece family bathroom completes the internal accommodation and is comprised of a bath, separate shower cubicle, handbasin set within a vanity unit, wc and heated towel rail.

The bungalow comes with the added benefit of a Ring doorbell and alarm system for peace of mind.





Location

Situated within an exclusive over-55s development, the property benefits from a peaceful setting while remaining within easy reach of Braintree and Bocking. Local shops, cafés, and amenities are close by, and the area offers excellent transport links for travel further afield via the A120 and A131. The train station offers a direct service to London Liverpool Street in around 1 hour.

For the fashion conscious Braintree Shopping Village offers arrange of outlet shops and popular eateries



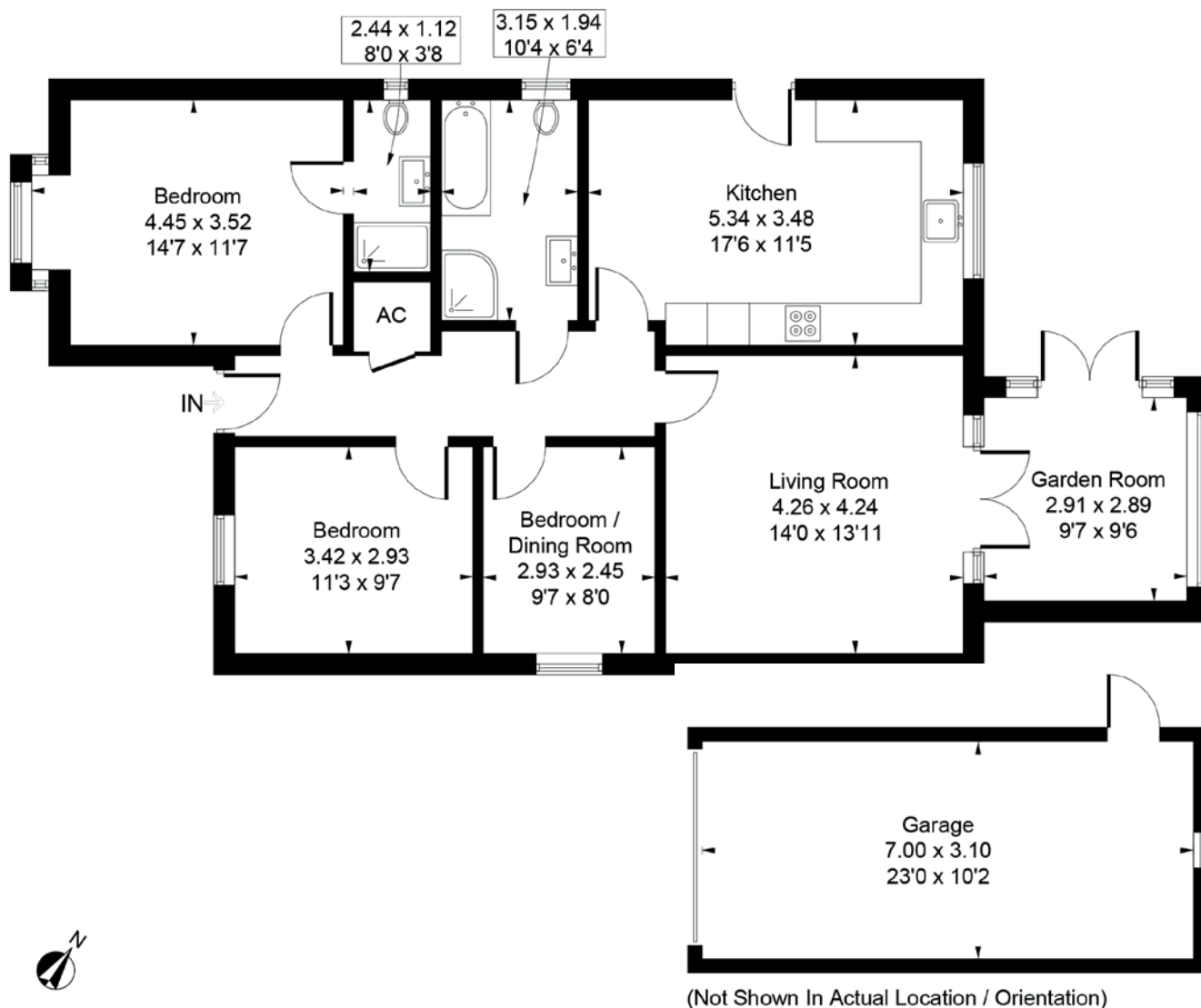


Outdoor Living

To the front of the property there is driveway parking for at least three if not four vehicles on the block-paved driveway in addition to the detached over-sized single garage, with electronic door. There is also access to the garage from the garden.

The enclosed rear garden features a porcelain paved sun terrace adjacent to the property that forms an excellent spot for relaxation and entertainment of friends and family. Steps (with guide rails) from the terrace lead down to the lawn. There are two side gates: one leading from the front down one side of the property to the garden passing the back door from the kitchen, the other on the opposite side of the garden beside the bin area giving access to the driveway.





Agents Notes

- This property is exclusively for those over the age of 55. If buying as a couple, one person must be at least 55 years old.
- An estate management service charge of approximately c£320 pa applies.
- Heating Via Air Source Heat Pump.
- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.
- Other charges such as solicitors fees and removal costs will also need to be considered.

Coulson Gardens, Bocking, CM7 5XF

Approximate Gross Internal Floor Area: **1086 Sqft (100.9 Sqm)**

Garage: **233 Sqft (21.7 Sqm)** Total: **1319 Sqft (122.6 Sqm)**

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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