



57 CUCKOO WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £850,000

5 Bedrooms | 4 Bathrooms | 2 Receptions

**** BEAUTIFUL EXECUTIVE HOME **** Centrally located within the highly renowned village of Great Notley, this STUNNING family home enjoys a premium position within this favoured development, overlooking well maintained greensward to the front, with a mature un-overlooked rear garden ideal for the growing family. Internally the accommodation is spread over three floors, with FIVE double bedrooms, FOUR bathrooms, and THREE reception rooms, as well as a generous sized driveway leading to a Double Garage. Properties of this style are so rarely available and viewing is highly advised in order to appreciate the size and position of this stunning property.



GROUND FLOOR

Entrance Hall

Amtico flooring, stairs rising to first floor, doors to;

Cloakroom

Amtico flooring, hand wash basin inset to vanity unit, WC, radiator.

Living Room 25'2" x 12'5" > 9'1" (7.69 x 3.81 > 2.78)

Carpet flooring, feature fireplace with log burner, radiator, double glazed windows to front & side, patio doors to rear.

Dining Room 12'5" x 10'7" (3.79 x 3.25)

Amtico flooring, double glazed window to front, radiator

Kitchen/Diner 22'11" x 12'4" (6.99 x 3.78)

Tiled flooring, matching base & wall units, central island, one & a half ceramic sink with mixer tap, space for range style oven, integral fridge/freezer & dishwasher, radiator, double glazed window to side, patio doors to side & rear, door to;

Utility Room

Tiled flooring, base units with sink, space for washing machine, door to rear.

FIRST FLOOR

Landing

Carpet flooring, stairs rising to second floor, airing cupboard, doors to;

Bedroom One 24'6" (inc dressing room) x 12'4" (7.48 (inc dressing room) x 3.78)

Carpet flooring, radiator, double glazed window to front, side & rear, three fitted double wardrobes, door to;

En-Suite

Tiled flooring, bath, shower enclosure, hand wash basin inset to vanity unit, chrome heated towel rail, obscure double glazed window to rear.

Bedroom Two 15'7" x 11'2" > 10'3" (4.75 x 3.41 > 3.14)

Carpet flooring, radiator, two fitted double wardrobes, double glazed window to rear, door to;

En-Suite

Tiled flooring, shower enclosure, hand wash basin inset to vanity unit, WC, obscure double glazed window to side.

Bedroom Three 12'5" x 10'3" (3.80 x 3.14)

Carpet flooring, radiator, double glazed window front.

Bathroom

Jacuzzi bath with mixer tap & hair attachment, hand wash basin inset to vanity unit, WC, obscure double glazed window to side.

SECOND FLOOR

Landing

Carpet flooring, doors to;

Bedroom Four 12'9" x 12'1" (3.89 x 3.70)

Carpet flooring, radiator, eaves storage, double glazed windows to front & side.

Bedroom Five 12'9" x 7'6" (3.91 x 2.30)

Carpet flooring, radiator, double glazed window to front.

Shower Room

Tiled flooring, shower enclosure, pedestal hand wash basin, WC.

EXTERIOR

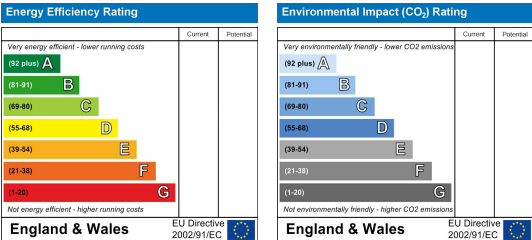
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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