



## Cuckoo Way

Great Notley, Braintree, CM77 7WG

Freehold  
Tax Band: F

**Guide Price £475,000**



**\*\*GUIDE PRICE £475,000-£500,000\*\*** Benefiting from NO ONWARD CHAIN and offering THREE reception rooms inc. spacious 19' lounge & CONSERVATORY plus a 15' DUAL ASPECT kitchen with adjacent dining room is this five DOUBLE bedroom detached property. Offering a HOME OFFICE/GYM (garage conversion), EN-SUITE to master bedroom with accommodation set over three floors and driveway parking for two vehicles. Masses of versatility and potential - Viewings highly advised!





# Cuckoo Way, Great Notley, Braintree, CM77 7WG

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, storage cupboard, tiled flooring, smooth ceiling.

### CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, vanity wash hand basin, radiator, tiled flooring, smooth ceiling.

### LOUNGE:

19'05 x 10'07 (5.92m x 3.23m)

Double glazed window to front aspect, radiator, laminate wood flooring, smooth ceiling, double glazed french doors to conservatory.

### KITCHEN / BREAKFAST ROOM:

16'06 x 15'03 max (l-shaped) (5.03m x 4.65m max (l-shaped))

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, built-in double oven, induction hob with extractor hood over, space for American style fridge/freezer, dishwasher and washing machine, wall mounted boiler, radiator, tiled flooring, smooth ceiling, double glazed french doors to rear garden.

### CONSERVATORY:

13'00 x 11'08 (3.96m x 3.56m)

UPVC and brick construction, polycarbonate roof, radiator, laminate wood flooring, double glazed french doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, storage cupboard, laminate wood flooring, smooth ceiling.

### MASTER BEDROOM:

15'04 x 10'07 (4.67m x 3.23m)

Double glazed window to front aspect, built-in wardrobes, radiator, laminate wood flooring, smooth ceiling.

### EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to rear aspect, enclosed shower unit, partly tiled walls, inset WC, unset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

### BEDROOM TWO:

9'10 x 9'07 (3.00m x 2.92m)

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

### BEDROOM THREE:

9'10 x 8'06 (3.00m x 2.59m)

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Double glazed Velux window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

### BEDROOM FOUR:

11'03 x 9'10 (3.43m x 3.00m)

Double glazed window to side aspect and Velux window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

### BEDROOM FIVE:

11'04 x 10'09 (3.45m x 3.28m)

Double glazed opaque window to side aspect, and Velux window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

### FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, inset WC, inset wash hand basin, radiator, tiled flooring, smooth ceiling.

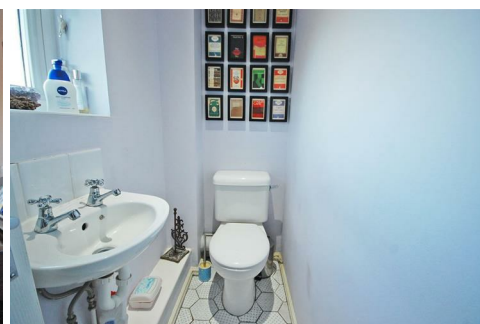
### EXTERIOR:

### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with raised decked area, side access to parking and side access to garage.

### GARAGE, DRIVEWAY & PARKING:

Detached garage converted into office / gym and storage room, driveway parking for 2 vehicles.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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