



Cuckoo Way

Great Notley, Braintree, CM77 7WH

Asking Price £340,000



Benefiting from NO CHAIN with POTENTIAL TO EXTEND (stp), two DOUBLE bedrooms & TWO EN-SUITES is this RARELY AVAILABLE property. Offering a DOUBLE GARAGE & carport, 21' lounge plus CONSERVATORY, with well-proportioned rear/side gardens.



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advert summary

Hamilton Piers, the leading local property specialists in Great Notley, are delighted to bring to the market for sale this RARELY AVAILABLE property, benefiting from NO CHAIN with POTENTIAL TO EXTEND (stp), two DOUBLE bedrooms & TWO EN-SUITES. Offering a DOUBLE GARAGE & carport, 21? lounge plus CONSERVATORY.

The property is ideally located in the heart of Great Notley Garden Village, a short walk from all local shops/services, popular local schools and amenities. Also situated within close proximity of the A120/M11 & Chelmsford. Braintree Station (located less than 2 miles away) provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

LOUNGE / DINING ROOM: (21'11" x 18'07")

Double glazed window to front aspect, lead lined window to rear aspect, stairs to first floor, feature fireplace surround with log burner (by negotiation), radiator, Amtico flooring, smooth ceiling, double glazed lead lined french doors to conservatory.

KITCHEN: (10'05" x 7'09")

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, Range cooker with extractor hood, integrated fridge/freezer and dishwasher, space for washing machine, wall-mounted boiler, tiled flooring, smooth ceiling.

CLOAKROOM:

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

CONSERVATORY: (14'00" x 10'03")

Brick and UPVC?construction, polycarbonate insulated and cladded roof, tiled flooring with underfloor heating, double glazed french doors to side aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to side aspect, loft access, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (13'10" x 9'06")

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

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque lead lined window to front aspect, enclosed shower unit with rainfall shower head, fully tiled walls, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO: (14'03" x 9'07")

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with central mixer taps, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN: (41'07" x 27'08")

Enclosed rear garden with hard standing patio area, raised flower beds, artificial lawn area, access to rear parking via a gate, side access to garage.

SIDE GARDEN: (22'00" x 23'00")

Enclosed shingle area with hardstanding patio.

GARAGE, CARPORT AND PARKING:

Detached double width garage with single electric roller door, light and power, carport and parking area.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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