HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cuckoo Way

Freehold
Tax Band: D

Great Notley, Braintree, CM77 7YG

Offers In Excess Of £325,000

2 3 1

OPEN DAY: SATURDAY 7TH DECEMBER 11AM-12PM BY APPOINTMENT ONLYBoasting NO ONWARD CHAIN and benefiting from an UNOVERLOOKED rear garden, EN-SUITE to master bedroom plus bathroom & d/stairs cloakroom with GARAGE and driveway parking is this spacious two DOUBLE bedroom end terrace property. Offering a generous 17' lounge/diner, separate kitchen & ideally situated within the sought after Great Notley Garden Village, just a short walk to all local shops/amenties & popular schools. Ideal for first time buyers!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, under stairs storage cupboard, radiator, wooden flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, wooden flooring.

KITCHEN:
9'09 x 9'06 (2.97m x 2.90m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating ceramic sink with central mixer tap and drainer, built-in oven, hob with extractor, integrated fridge/freezer, space for washing machine and dishwasher, tiled flooring.

LOUNGE / DINER:
17'06 x 12'00 (5.33m x 3.66m)
Double glazed windows to rear aspect, two radiators, carpeted flooring. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, loft access, airing cupboard and additional built-in storage cupboard, radiator, carpeted flooring.

MASTER BEDROOM:
10'00 x 8'05 (3.05m x 2.57m)
Double glazed window to rear aspect, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to side aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, wooden flooring.

BEDROOM TWO:
10'08 x 7'05 (3.25m x 2.26m)
Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator.

EXTERIOR:

REAR GARDEN:
Enclosed and unoverlooked rear garden comprising patio area across rear with remainder mainly laid to lawn, shrub borders, gated access to driveway and door to garage.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.

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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.