HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cuckoo Way

Freehold
Tax Band: G

Great Notley, Braintree, CM77 7WG

Asking Price £785,000

5 4 3 C

Prestige Homes by Hamilton Piers are delighted to offer for sale this EXECUTIVE five double bedroom detached residence, boasting an UNOVERLOOKED and fully re-landscaped WRAP-AROUND rear garden, a detached DOUBLE GARAGE (potential to convert*) with ample driveway parking plus a 24' TRIPLE ASPECT lounge, DINING/PLAYROOM and stunning 22' bespoke kitchen/diner with adjoining utility room. Benefiting from THREE EN-SUITES, two dressing rooms with top floor shower room & d/stairs cloakroom, IMMACULATELY PRESENTED THROUGHOUT with sizeable living space set over three floors and occupying a PROMINENT CORNER PLOT within the highly regarded Great Notley Garden Village. Situated just a short walk to all local shops/amenities & popular schools with convenient access to A120/M11, Braintree Town Centre/Station & Chelmsford. Call Prestige Homes by Hamilton Piers of Great Notley to view!

PRESTIGE HOMES
BY HAMILTON PIERS

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

CLOAKROOM:

INNER HALL:

LIVING ROOM:
24'11 x 12'3 (7.59m x 3.73m)

OFFICE / PLAYROOM:
11'11 x 10'3 (3.63m x 3.12m)

KITCHEN / DINER:
22'8 x 12'0 (6.91m x 3.66m)

UTILITY ROOM:
5'7 x 5'3 (1.70m x 1.60m)

FIRST FLOOR ACCOMMODATION:

LANDING:

MASTER BEDROOM:
14'11 x 12'1 (4.55m x 3.68m)

DRESSING AREA:
9'10 x 5'0 (3.00m x 1.52m)

EN-SUITE:

BEDROOM TWO:
12'0 x 10'0 (3.66m x 3.05m)

DRESSING ROOM:
6'5 x 4'9 (1.96m x 1.45m)

EN-SUITE:

BEDROOM THREE:
10'9 x 9'10 plus recess (3.28m x 3.00m plus recess)

EN-SUITE:

SECOND FLOOR ACCOMMODATION:

LANDING:

BEDROOM FOUR:
12'4 x 11'9 (3.76m x 3.58m)

BEDROOM FIVE:
12'2 x 6'5 (3.71m x 1.96m)

SHOWER ROOM:

EXTERIOR:

REAR GARDEN:

DOUBLE GARAGE & DRIVEWAY PARKING:

AGENTS NOTES:
Council Tax Band: G

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

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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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