



Cuckoo Way

Great Notley. Braintree, CM77 7YG

Guide Price £300,000



****GUIDE PRICE ?300,00-?325,000****Benefiting from a 15? DUAL ASPECT lounge/diner, well-proportioned front & rear gardens and **IMMACULATELY PRESENTED** throughout is this modern three bedroom **END TERRACE** property. Also offering d/stairs cloakroom & two **ALLOCATED PARKING** spaces to rear.



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advert summary

GUIDE PRICE ?300,000-?325,000

Hamilton Piers, the leading local property specialists in Great Notley, are pleased to bring to the market for sale this modern three bedroom END TERRACE property, benefiting from a 15? DUAL ASPECT lounge/diner, well-proportioned front & rear gardens and IMMACULATELY PRESENTED throughout. Also offering downstairs cloakroom & two ALLOCATED PARKING spaces to rear.

The property is ideally located in the heart of Great Notley Garden Village and positioned just a short walk from all local shops/amenities and popular local schools. Additionally, the A120/M11 & Chelmsford are in close proximity and Braintree Station is set just 4 miles away, providing a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Radiator, understairs storage cupboard, laminate wood flooring, textured ceiling.

CLOAKROOM:

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

LOUNGE / DINING ROOM: (15'05" x 15'04")

Double glazed window to front and rear aspects, stairs to first floor, radiator, laminate wood flooring. Double glazed door to rear aspect.

KITCHEN: (8'09" x 8'08")

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for fridge/freezer and washing machine, wall-mounted boiler, laminate wood flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front aspect, airing cupboard, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (11'08" x 8'09")

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

BEDROOM TWO: (12'05" x 8'10")

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

BEDROOM THREE: (8'09" x 7'01")

Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:

Double glazed opaque window to front aspect, panelled bath with shower attachment, low level WC, partly tiled walls, pedestal wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

FRONT:

Enclosed by iron railings and iron gate, mainly shingle with mature trees.

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hardstanding patio area, side access to parking and garden shed.

PARKING:

Two allocated parking spaces to the side of the property.

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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