HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Cuckoo Way

Freehold
Tax Band: E

Braintree, CM77 7WG

**Offers Over £425,000**

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A very UNIQUE, DETACHED home that offers TWO DOUBLE BEDROOMS and, unusually, TWO EN SUITES, offered for sale via Hamilton Piers of Great Notley. Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED west-facing garden, a SPACIOUS 20' LOUNGE DINER with a CENTRAL FIREPLACE semi-separating both areas, refitted kitchen, d/stairs cloakroom, a DETACHED GARAGE and driveway for TWO vehicles. The property is ideally located in the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Contact Hamilton Piers of Great Notley to view!

# Cuckoo Way, Braintree, CM77 7WG

## GROUND FLOOR ACCOMMODATION:-

### LOUNGE / DINER
20'8" x 17'8" (6.32 x 5.41)
Entrance door to front, central brick fireplace creating a fantastic feature of this room and semi-separating the lounge and dining areas, two radiators, storage cupboard, two double glazed windows to front, patio doors to rear, ample space for dining table, doors to kitchen and cloakroom, stairs to first floor.

### KITCHEN:
7'6" x 10'2" (2.29 x 3.10)
Tiled flooring, wall & base units, one & a half ceramic sink with central mixer tap, space for range style oven with extractor over, integral fridge/ freezer & dishwasher, double glazed window to rear.

### CLOAKROOM/WC:
Corner hand wash basin, WC, radiator, obscure double glazed window to side.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:
Airing cupboard, loft access, doors to;

### BEDROOM ONE:
11'3" x 13'1" (3.43 x 4.01)
Two double fitted wardrobes, two double glazed windows to front, radiator. Door to en suite.

### EN SUITE (1):
Shower enclosure, pedestal hand wash basin, WC, obscure double window to front.

### BEDROOM TWO:
13'8" x 9'1" (4.19 x 2.79)
Double glazed window to rear, door to en suite, radiator.

### ENSUITE (2):
Bath with central mixer tap & shower attachment, pedestal hand wash basin, WC, radiator, obscure double glazed window to rear.

## EXTERIOR:-

### FRONT:
Iron railings with path to front entrance, block paved driveway to side for two vehicles in front of garage.

### REAR GARDEN:
Mainly laid to lawn with mature bushes and shrubs, patio area, door to garage, side access gate.

### GARAGE:
Single Garage with up and over door to front.

### AGENT NOTES:-
**This home is offered for sale, as is a larger detached family home next door (for sale by the same sellers). This presents a rare opportunity for families seeking a multi-generational living arrangement or a private setup for elderly parents, with the option available to purchase both neighbouring homes to live side-by-sde with family members if required. If not required, each property is obviously available separately.

Council Tax Band: E

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.