



## Cuckoo Way

Freehold  
Tax Band: D

Great Notley, Braintree, CM77 7YG

**Guide Price £350,000**



**\*\*NO ONWARD CHAIN!!\*\*** Boasting an UNOVERLOOKED rear garden, a 15' DUAL ASPECT lounge/diner plus d/stairs cloakroom and TWO allocated parking spaces to rear is this three bedroom END TERRACE property. Benefiting from POTENTIAL TO EXTEND (STPP), well-presented throughout and located in a set-back position within Great Notley Garden Village, just a very short walk to all local shops/amenities & popular schools, with easy access to Braintree Town Centre/Station, A120/M11 & Chelmsford. Ideal for first time buyers!!



# Cuckoo Way, Great Notley, Braintree, CM77 7YG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

### CLOAKROOM:

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

### KITCHEN:

8'10 x 8'08 (2.69m x 2.64m)

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

### LOUNGE / DINER:

15'04 x 15'04 (4.67m x 4.67m)

Double glazed windows to front and rear aspects, stairs to first floor, under stairs storage cupboard, two radiators, laminate flooring. Part-glazed door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to front aspect, loft access, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

11'08 x 8'10 (3.56m x 2.69m)

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

### BEDROOM TWO:

12'05 x 8'01 (3.78m x 2.46m)

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

### BEDROOM THREE:

8'09 x 7'00 (2.67m x 2.13m)

Double glazed window to front aspect, radiator, laminate flooring.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, radiator.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area across the property rear with centre section laid to lawn, raised patio area to garden rear with timber built Summer House, gated side access to parking area.

### ALLOCATED PARKING:

Allocated parking for two vehicles located to the rear of the property.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, 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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