

Paul Mason Associates



Cuckoo Way, Great Notley, Braintree, CM77 7WG

Offers in excess of £875,000

GRANTHAM AVENUE

- Immaculate Five Bedroom Detached Home Set Over Three Floors
- Bedrooms One & Two With Dressing Rooms & En-Suite Bathrooms
- En-Suite Shower Room To Bedroom Three
- Additional Shower Servicing Bedrooms Four & Five
- Triple Aspect Lounge With Two Sets Of French Doors To The Side Patio & Rear Garden
- Separate Dining Room / Snug
- Bespoke Fitted Kitchen With Two Sets Of French Doors Opening To The Rear Deck & Garden
- Ground Floor Cloakroom & Utility Room
- Wonderful Landscaped Gardens With Pergola, Entertaining Deck, Patio & Architectural Planting
- Detached Double Garage With Electric Doors & Extensive Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

LAUNCH DAY: Saturday 14th February 10.00am - 1.00pm, Limited Slots Gary Townsend at Paul Mason Associates proudly offers this wonderful, detached, three storey family home which has been finished to exacting standards throughout. Boasting five bedrooms and four bathrooms (two with dressing rooms), plus wonderful reception space to the ground floor to include a triple aspect lounge formal dining room, plus bespoke fitted kitchen opening to landscaped gardens, an internal inspection is highly advised. There is also extensive parking and a detached double garage.

The property itself lies within walking distance of all the Great Notley Village amenities, which includes a doctors surgery, veterinary practice, dental surgery, Tesco superstore, public house, hair salon, but to name a few. As previously mentioned, there is 100 acres of parkland close by, plus excellent road access to the A120 (leading to Stansted airport & M11), and A131 to Great Leighs racecourse and Chelmsford.

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DISTANCES

Chelmsford Station: 11 miles (Liverpool Street from 34 mins)
Beaulieu Park Station: 10 miles
Braintree Station: 3 miles
Witham Station: 8.6 miles
Stansted Airport: 16 miles
Felsted School: 6 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Entered via double doors, radiator, Amtico flooring and smooth coved ceiling with sunken spotlights. Door to cloakroom and double doors to inner hallway.

Cloakroom

LLWC, vanity wash hand basin with tiled splashback, Amtico flooring and smooth ceiling with sunken spotlights.

Inner Hallway

Stairs to first floor with storage under, radiator, Amtico flooring and smooth coved ceiling with sunken spotlights.

Lounge

7.61m x 3.74m (24'11" x 12'3")
A wonderful, light and airy, triple aspect room with a central fireplace housing a log burner with Italian marble surround, radiators, carpet to floor and a smooth coved ceiling. Modern sash window to front, plus two sets of French doors opening to the rear deck and side patio.

Dining Room / Snug

3.65m x 3.14m (11'11" x 10'3")
Modern sash window to front, radiator, picture rail, carpet to floor and smooth coved ceiling.

Kitchen / Breakfast Room

6.91m x 3.68m (22'8" x 12'0")
A wonderful social space for entertaining with two sets of French doors opening to the rear patio and garden, a bespoke kitchen with a range of modern high gloss base and walls units, with Corian worksurfaces incorporating a one and a half bowl sink / drainer unit with central

mixer tap, direct purified water tap, four integrated electric ovens, integrated fridge/freezer and dishwasher, central island with electric hob and extractor over, architectural radiators, Amtico flooring with underfloor heating and smooth coved ceiling with sunken spotlights. Door to Utility.

Utility

1.72m x 1.61m (5'7" x 5'3")
Range of base and wall units with roll top work surface incorporating a one and a half ceramic sink, space for washing machine and tumble dryer, wall mounted boiler in cupboard, tiled flooring and smooth ceiling with sunken spotlights. Door to rear.

FIRST FLOOR

Landing

Stairs to first floor with storage under, airing cupboard, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

Bedroom One

4.55m x 3.70m (14'11" x 12'1")
A dual aspect room with modern sash windows to front and rear, radiator, air conditioning unit, carpet to floor and smooth coved ceiling. Open to Dressing Area.

Dressing Area

3.00m x 1.54m (9'10" x 5'0")
Modern sash window to rear, range of built-in wardrobes, radiator, carpet to floor and smooth coved ceiling with sunken spotlights. Door to en-suite bathroom.

En-Suite Bathroom

Modern opaque sash window to rear, panelled bath with central mixer taps and shower attachment over, double width shower cubicle, LLWC, his and hers vanity wash hand basins with tiled splashbacks, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

Bedroom Two

3.67m x 3.07m (12'0" x 10'0")
Modern sash window to front, radiator, carpet to floor and smooth coved ceiling. Door to dressing room.

Dressing Room

1.97m x 1.46m (6'5" x 4'9")
Modern sash window to front, range of built-in hanging rails and shelving, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

En-Suite Bathroom

Modern opaque sash window to side, panelled bath with central mixer taps and shower attachment and electric shower over, double shower cubicle, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

Bedroom Three

3.29m x 3.01m plus door recess (10'9" x 9'10" plus door recess)
Modern sash window to rear, range of built-in wardrobes, radiator, carpet to floor and smooth coved ceiling.

En-Suite Shower Room

Modern opaque sash window to side, double shower cubicle, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

SECOND FLOOR

Landing

2.91m x 1.76m (9'6" x 5'9")
Velux window to front, radiator, carpet to floor and smooth ceiling with loft hatch.

Bedroom Four

3.78m x 3.60m (12'4" x 11'9")
Double glazed windows to front and side, radiator, carpet to floor and smooth ceiling.

Bedroom Five / Study

3.73m x 1.96m (12'2" x 6'5")
Double glazed windows to front, radiator, wood style flooring and smooth ceiling.

Shower Room

Shower cubicle, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Double Garage & Parking

The property benefits from extensive block paved parking for numerous vehicles and leads to a detached double garage with electric doors which has power and light fitted, eaves storage, and a courtesy door to the garden.

Front & Rear Gardens

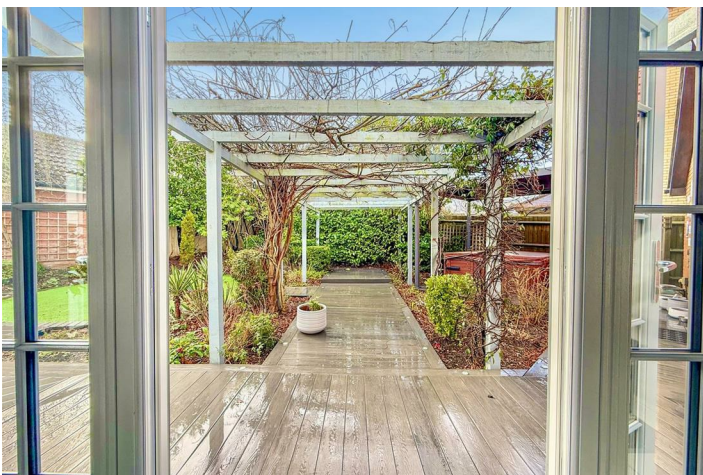
A particular feature of the property are its delightful, professionally landscaped front and rear gardens (South West facing) which provide a wide array of architectural planting to create various entertaining and relaxing areas for the owners. From the kitchen / breakfast room a set of French doors open to a substantial pergola which frame two established wisteria plants and leads to the rear hot tub area with cover. The large composite deck with inset lighting can be accessed by the pergola and also from the kitchen and main lounge. This area is ideal for entertaining throughout the year and leads you to a circular all weather lawn with well stocked borders of specimen plants and trees. In addition, there is a walled patio area ideal for barbecuing to the side which also has direct access to the lounge. To the garage side of the gardens, a storage has been created with log store and gated access to the driveway.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates
01245 382555.



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