



## 27 CUCKOO WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £575,000

6 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\*** Positioned within the heart of Great Notley within short walking distance of village amenities, this **ENVIABLE FAMILY HOME** occupies a generous plot, with **SIX** bedrooms and accommodation across three storeys. Benefitting from a ground floor **GARAGE CONVERSION** creating a large additional reception room, the property further offers a spacious L-shaped Kitchen/Family Room, 18' **LIVING ROOM**, together with a separate **UTILITY ROOM**. Externally the property comes with a double width Driveway, as well as a low maintenance rear garden. Early viewing is highly advised in order to appreciate the excellent space on offer.



Entrance Hall

Tiled flooring, stairs rising to first floor, doors to;

Lounge 18'1" x 11'7" (5.53 x 3.54)

Laminate flooring, fireplace, double glazed windows to front, french doors to rear.

Cloakroom

Wall mounted hand wash basin, WC, chrome radiator.

Kitchen/ Diner 20'9" x 10'9" > 22'0" (6.33 x 3.30 > 6.72)

Tiled flooring, base units incorporating central island, butler sink with mixer tap, integral dishwasher, spaces for range, fridge/ freezer & washing machine, two vertical radiators, double glazed window to side, two sets of french doors to rear,

Sitting/ Games Room 17'1" x 16'4" > 11'9" (5.21 x 5.00 > 3.59)

Laminate flooring, radiator, two double glazed windows to front,

Utility Room

Tiled flooring, spaces for washing machine & tumble dryer, radiator, wash hand basin, door to side.

FIRST FLOOR

Landing

Carpet flooring, double glazed window to front, stairs rising to second floor, doors to;

Bedroom One 17'1" x 13'9" (5.22 x 4.20)

Laminate flooring, two fitted wardrobes, double glazed windows to front, dressing area, door to;

Ensuite

Fully tiled, wash hand basin, shower, WC, obscure double glazed window rear.

Bedroom Two 11'8" x 11'8" (3.57 x 3.56)

Laminate flooring, radiator, double glazed window to rear.

Bedroom Three 13'6" x 8'0" (4.13 x 2.44)

Laminate flooring, radiator, double glazed window to rear.

Bedroom Four 10'5" x 5'10" (3.20 x 1.79)

Laminate flooring, fitted furniture two double glazed windows to front.

Bathroom

Tiled flooring, freestanding bath, shower enclosure, wash hand basin, WC, chrome radiator, obscure double glazed window to rear.

SECOND FLOOR

Landing

Carpet flooring, double glazed window to front, doors to;

Bedroom Five 13'11" x 10'11" (4.26 x 3.33)

Carpet flooring, radiator, two double glazed windows to side, two velux windows to rear.

Bedroom Six 14'3" x 10'11" (4.35 x 3.33)

Laminate flooring, radiator, double glazed window to side, two velux windows to rear.

EXTERIOR

Garden

Enclosed rear garden laid to artificial lawn, side access gate.

Front

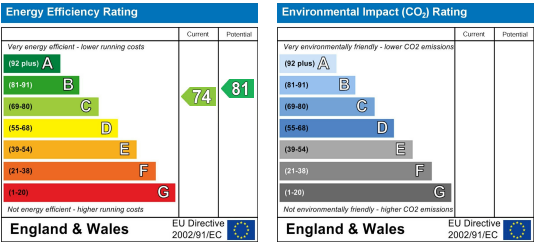
Driveway parking for two vehicles.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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