



PRESTIGE HOMES

— BY HAMILTON PIERS —



53 Cuckoo Way, Great Notley, Braintree, Essex, CM77 7WG

Prestige Homes by Hamilton Piers are delighted to offer for sale this EXECUTIVE five bedroom detached family home, boasting an impressive 25' OPEN PLAN kitchen/dining/family room with UTILITY room, a low-maintenance rear garden with OUTSIDE OFFICE/CABIN and a DOUBLE GARAGE (potential for annex/conversion) and driveway for four vehicles. Benefiting from a substantial BAY-FRONTED master bedroom with dressing room & en-suite bathroom, VERSATILE accommodation set over three floors with THREE BATHROOMS plus the d/stairs cloakroom and a spacious 17' lounge and adjacent PLAY ROOM/SNUG. Ideally located in the heart of Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite secure main entry door, stairs to first floor, radiator, solid oak flooring and smooth coved ceiling.

CLOAKROOM:

Low level WC, vanity wash hand basin with splash back, radiator.

LOUNGE:

17'00 x 12'09 (5.18m x 3.89m)

Two double glazed Sash windows to front aspect, central feature fireplace (with potential for wood burning stove), radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

SITTING / PLAYROOM:

13'05 x 12'01 (4.09m x 3.68m)

Two double glazed Sash windows to front aspect, central feature fireplace (with potential for wood burning stove), radiator, solid oak flooring and smooth coved ceiling.

KITCHEN / FAMILY / DINING ROOM:

25'05 x 19'11 reducing to 8'06 (7.75m x 6.07m reducing to 2.59m)

Double glazed Sash windows to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl ceramic sink with central mixer tap and drainer, Rangemaster cooker with gas hob and extractor hood over, space for American fridge/freezer, integrated dishwasher, built-in storage cupboard, three radiators, Parquet flooring and smooth coved ceiling. Double doors to rear garden.

UTILITY ROOM:

A series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, radiator, Parquet flooring and smooth coved ceiling. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed feature bay window to front aspect, stairs to second floor, built-in double airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

17'02 x 14'10 (5.23m x 4.52m)

Two double glazed Sash windows to front aspect and opaque double glazed Sash window to side aspect, radiator, carpeted flooring and smooth coved ceiling.

DRESSING ROOM:

8'06 x 6'09 max (2.59m x 2.06m max)

Double glazed Sash window to rear aspect, a series of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE BATHROOM:

Opaque double glazed Sash window to rear aspect, enclosed and fully tiled double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, Parquet flooring and smooth coved ceiling with sunken spotlights.

BEDROOM TWO:

17'03 max x 11'03 (5.26m max x 3.43m)

Two double glazed Sash windows to front aspect and double glazed Sash window to side aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.



JACK & JILL BATHROOM:

Opaque double glazed Sash windows to side and rear aspects, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, radiator, Parquet flooring and smooth coved ceiling with sunken spotlights.

BEDROOM FIVE:

9'00 x 8'06 (2.74m x 2.59m)

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

SECOND FLOOR ACCOMMODATION:**LANDING:**

Double glazed window to front aspect, loft access, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

11'11 x 9'03 (3.63m x 2.82m)

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

DRESSING ROOM:

Served by bedroom three and comprising a series of built-in wardrobes and cupboards, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

14'05 max x 9'04 (4.39m max x 2.84m)

Double glazed windows to front and side aspects, built-in wardrobes, radiator, carpeted flooring and smooth vaulted ceiling.

BATHROOM:

Velux window to rear aspect, enclosed and fully tiled double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator, Parquet flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:**REAR GARDEN:**

Low maintenance rear garden enclosed by fencing and comprising patio area with remainder mainly laid to lawn, mature shrub borders, timber built Cabin/Summer House, gated side access and access into double garage.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up & over doors. Driveway parking for four vehicles.

AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.

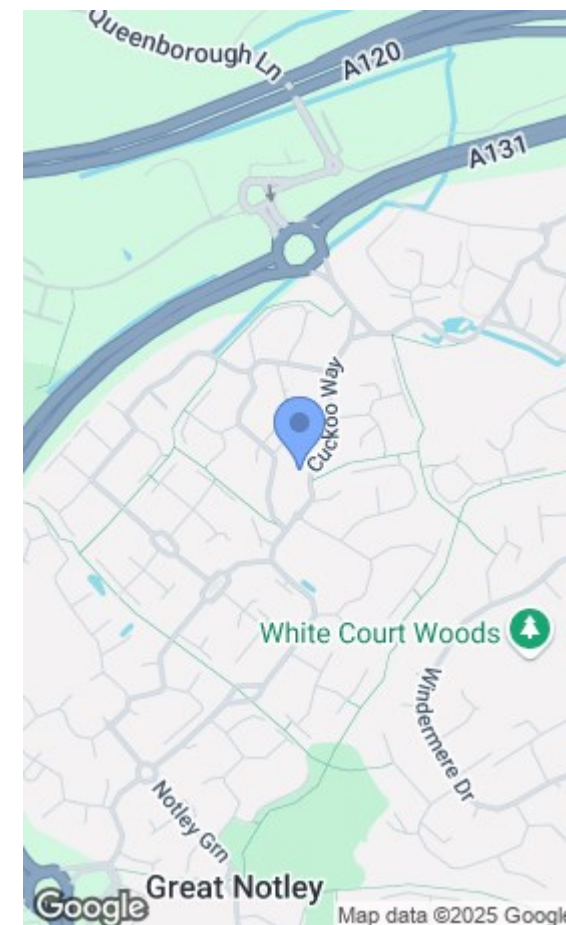








Total SQFT = 2545 (234.5 SQM) Approx



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(2 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			
England & Wales		EU Directive 2002/91/EC	

This prestige home is Freehold.

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