HAMILTON PIERS

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Cuckoo Way

Freehold
Tax Band: E

Braintree, CM77 7YG

Guide Price £440,000

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Boasting a detached DOUBLE GARAGE and a STUDY / PLAY ROOM / DINING RM is this rarely available three bedroom detached home, located in the heart of Great Notley Garden Village. With an entrance hall & cloakroom, SPACIOUS 18' LOUNGE, fitted kitchen & UTILITY ROOM, refitted family bathroom, three great-sized bedrooms with an EN SUITE to the master, UNOVERLOOKED REAR GARDEN and driveway parking. Offered for sale with NO ONWARD CHAIN via Hamilton Piers - Gt Notley's leading property experts. Call to view today!

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GROUND FLOOR ACCOMMODATION:-

RECEPTION HALL:
Double glazed entrance door, double glazed window to side aspect, understair cupboard, stairs to first floor, radiator.

CLOAKROOM:
Opaque double glazed window to side aspect, low level wc, vanity wash basin, radiator.

LOUNGE DINER:
18'8 x 10'9 (5.69m x 3.28m)
Double glazed windows to front and rear aspect, gas fireplace, two radiators.

DINING ROOM / OFFICE / PLAY ROOM
9'10 x 8'6 (3.00m x 2.59m)
Double glazed window to front aspect, radiator.

KITCHEN:
10'3 x 9'11 (3.12m x 3.02m)
Double glazed window to rear, roll top worktops, series of matching wall & base units, ceramic sink/drainer, central mixer taps, double gas oven with extractor over, integrated fridge freezer, space for dishwasher, radiator.

UTILITY ROOM:
Double glazed window to rear, series of base units, sink and drainer, space for washing machine and tumble dryer, wall mounted boiler, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Airing cupboard, loft access.

MASTER BEDROOM:
11'11 x 9'6 (3.63m x 2.90m)
Double glazed window to front aspect, two built in wardrobes, radiator, door to en-suite.

EN-SUITE WET ROOM:
Opaque double glazed window to rear, walk in shower, low level wc, vanity wash basin, extractor fan, heated towel rail.

BEDROOM TWO:
11'00 x 8'7 (3.35m x 2.62m)
Double glazed window to front, built in wardrobe, radiator.

BEDROOM THREE:
9'10 x 7'9 (3.00m x 2.36m)
Double glazed window to rear, built in wardrobe, radiator.

FAMILY BATHROOM:
Opaque double glazed window to rear, panelled bath, central mixer taps, shower attachment, low level wc, vanity hand wash basin, shaver point, extractor fan, heated towel rail.

EXTERIOR:-

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

DOUBLE GARAGE & DRIVEWAY PARKING:
Double garage with up and over doors, driveway to front of garage.

AGENT NOTES:
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.

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