



76 CUCKOO WAY, BRAINTREE CM77

GUIDE PRICE £600,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** BEAUTIFUL FAMILY HOME **** A rare opportunity to acquire this superbly presented FOUR bedroom DETACHED family home in GREAT NOTLEY, offering spacious and versatile accommodation perfectly suited to modern family living. The ground floor enjoys a seamless flow of rooms, all accessed via a welcoming entrance hall. The fully fitted kitchen features integrated appliances and a generous dining area, perfectly complemented by a bright and airy lounge with French doors opening onto the garden patio. Additional reception space includes a versatile dining room/play room with a charming bay window, a study, and a convenient ground floor cloakroom.

Upstairs, there are FOUR bright and comfortable bedrooms, with the principal suite occupying a commanding position and benefiting from its own EN-SUITE bathroom and dressing room. The remaining three bedrooms are served by a modern family bathroom. Externally, the property offers a sizeable rear garden, ideal for family living and entertaining, while the front provides a driveway for 2-3 vehicles and a DOUBLE GARAGE.

Located in the heart of the highly sought-after Great Nottley Village, the home is within walking distance of local amenities including shops, schools, parks, and the renowned Discovery Centre. Commuters will appreciate Braintree Station just 5-10 minutes away with direct links to London Liverpool Street, and excellent road access to Stansted Airport and the M11 via the nearby A120. Homes of this quality in such a prime village location are rarely available, early viewing is strongly recommended.



GROUND FLOOR

Entrance Hall

Wood flooring, stairs rising to first floor, under stairs storage cupboard, doors to;

Study 12'9 x 9'9 (3.89m x 2.97m)

Wood flooring, double glazed window to side, radiator.

Cloakroom

Tiled flooring, pedestal hand wash basin, WC, obscure double glazed window to side.

Lounge 27'2 x 12'2 (8.28m x 3.71m)

Wood flooring, patio doors leading to rear garden, double glazed bay window to front, radiator, feature fireplace.

Dining Room 15'5 x 9'9 (4.70m x 2.97m)

Wood flooring, bay window to rear, radiator, door to;

Kitchen/Breakfast Room 16'8 x 12'1 (5.08m x 3.68m)

Tiled flooring, solid wood wall and base level units with Granite work surfaces, inset sink with central mixer tap, under counter lighting, integral dishwasher & washing machine, spaces for American style fridge/ freezer & Range oven, radiator, patio doors opening to rear.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to:

Bedroom One 14'8 x 12'2 (4.47m x 3.71m)

Wood flooring, radiator, double glazed window to front, doors to;

Dressing Room

Double glazed window to rear.

En-Suite

Tiled flooring, shower enclosure, hand wash basin & WC inset to vanity unit, obscure double glazed window to front.

Bedroom Two 12'5 x 9'6 (3.78m x 2.90m)

Carpet flooring, two double glazed windows to front, fitted wardrobe, radiator.

Bedroom Three 9'11 x 9'8 (3.02m x 2.95m)

Carpet flooring, double glazed window to rear, fitted wardrobe, radiator.

Bedroom Four 10'3 x 9'1 (3.12m x 2.77m)

Carpet flooring, double glazed window to rear, fitted wardrobe, radiator.

Family Bathroom

Bath with mixer tap and hair attachment, enclosed shower cubicle, hand wash basin & WC inset to vanity unit, heated towel radiator, obscure double glazed window to rear.

EXTERIOR

Rear of The Property

Spacious rear garden benefitting from border trees and hedgerows giving generous privacy and an unoverlooked rear garden laid mainly to lawn, with a range of flower beds and patio area. Side access gate leading to front.

Garage & Parking

Driveway for 2 vehicles, Double garage with up and over doors.

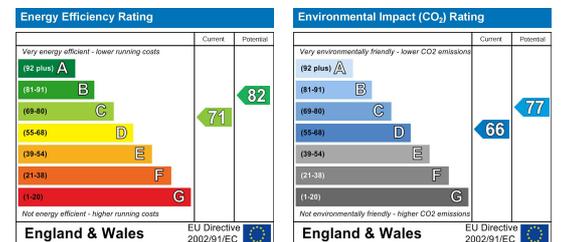
Area Map



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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM1 1ER

