HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cuckoo Way

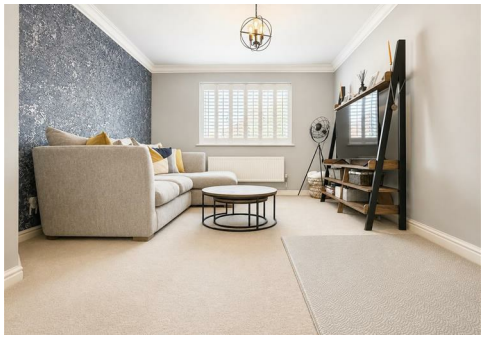
Freehold
Tax Band: D

Braintree, CM77 7WE

Offers In Excess Of £400,000

3 2 2 C

Boasting a PRIVATE & well-proportioned rear garden, modern lounge, DINING/PLAYROOM and kitchen plus GARAGE (potential to convert) with driveway for two vehicles is this three DOUBLE bedroom SEMI-DETACHED property. Benefiting from IMMACULATELY PRESENTED living space throughout, a RE-FITTED EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom and ideally located just a short walk to all local shops/amenities & popular schools - Perfect for first time buyers!! Call Hamilton Piers of Great Notley to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, LVT flooring.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, vanity wash hand basin, radiator, LVT flooring.

LOUNGE:
15'1 x 11'3 (4.60m x 3.43m)
Double glazed window to front aspect (fitted with shutters), radiator, carpeted flooring. Part-glazed double doors to dining/playroom.

DINING / PLAYROOM:
9'3 x 9'0 (2.82m x 2.74m)
Double glazed windows to rear aspect, radiator, LVT flooring. Part-glazed secure door to rear garden.

KITCHEN:
8'11 x 8'7 (2.72m x 2.62m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, space for cooker with extractor over, integrated fridge/freezer, space for dishwasher and washing machine, radiator, LVT flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, loft access, carpeted flooring.

MASTER BEDROOM:
10'0 x 9'0 plus recess (3.05m x 2.74m plus recess)
Double glazed window to front aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:
Enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, heated towel rail, LVT flooring.

BEDROOM TWO:
9'6 x 9'0 plus recess (2.90m x 2.74m plus recess)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring.

BEDROOM THREE:
9'1 x 8'9 (2.77m x 2.67m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, airing cupboard, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Private rear garden, enclosed by fencing and comprising a sizeable patio area to property rear with central area laid to lawn, mature trees and shrubs to borders, access to garage.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:
Council Tax Band: D

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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