



Cuckoo Way

Braintree, CM77 7WH

Freehold
Tax Band: F

Offers In Excess Of £625,000



Boasting an UNOVERLOOKED & generously-sized rear garden, THREE reception rooms, a DOUBLE GARAGE & CARPORT for 4-6 vehicles plus VERSATILE living space set over three floors is this four bedroom detached property. Benefiting from a 21' TRIPLE ASPECT kitchen/diner, UTILITY ROOM, en-suite to master bedroom plus two additional bathrooms and d/stairs cloakroom. Offering a conservatory, DINING/PLAYROOM & lounge and ideally situated within 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:

Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

CLOAKROOM:

Low level WC, inset wash hand basin, radiator, Amtico flooring.

LOUNGE:

15'1 x 14'8 (4.60m x 4.47m)

Double glazed windows to rear aspect, central fireplace with exposed brick surround/hearth, radiator, carpeted flooring. Door to conservatory.

CONSERVATORY:

9'8 x 9'0 (2.95m x 2.74m)

Part brick and part UPVC construction with vaulted glass roof. Door to rear garden.

DINING / PLAYROOM:

11'9 x 9'3 (3.58m x 2.82m)

Double glazed window to front aspect, radiator, Amtico flooring.

KITCHEN / BREAKFAST ROOM:

21'3 x 9'9 (6.48m x 2.97m)

Double glazed windows to front, side and rear aspects, 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, Ringmaster cooker with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, radiator, tiled flooring.

UTILITY ROOM:

Fitted base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler, radiator, tiled flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to front aspect, stairs to second floor, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

12'2 x 11'8 (3.71m x 3.56m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled

single shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, wood flooring.

BEDROOM TWO:

9'8 x 8'2 (2.95m x 2.49m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

BEDROOM THREE:

9'0 max x 8'8 (2.74m max x 2.64m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator.

SECOND FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access (boarded), radiator, carpeted flooring.

BEDROOM FOUR:

16'4 x 16'0 plus door recess (4.98m x 4.88m plus door recess)

Double glazed windows to front aspect and Velux windows to rear aspect, built-in wardrobes, two radiators, carpeted flooring, vaulted ceiling.

BATHROOM:

Velux window to rear aspect, enclosed shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator.

EXTERIOR:

REAR GARDEN:

Enclosed and unoverlooked rear garden comprising patio area to property rear with remainder mainly laid to lawn, a series of mature trees and shrubs, greenhouse, gated side access and access door into garage.

GARAGE, DRIVEWAY & PARKING:

Double length garage (part-converted with ability to reinstate) fitted with power, lighting and up & over doors. Driveway parking space for 2-4 vehicles.

AGENTS NOTES:

Council Tax Band: F

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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