



## Cuckoo Way

Braintree, CM77 7WG

**Offers Over £800,000**

Freehold  
Tax Band: G



An executive detached family home, immaculately presented throughout and boasting FIVE DOUBLE BEDROOMS, a triple-aspect 22' KITCHEN DINER and a LARGE 25' LOUNGE / FAMILY ROOM, located in the heart of Great Notley. Further offering a DOUBLE GARAGE and private driveway for FOUR CARS, two-part reception hallway & cloakroom, dining / PLAY ROOM / STUDY, utility room, an IMPRESSIVE 25' MASTER BEDROOM with DRESSING AREA & EN SUITE, an additional en suite to bedroom two, and family shower room. Located within easy walking distance of local shops, amenities, and well-regarded schools. Contact Hamilton Piers of Great Notley to view!



# Cuckoo Way, Braintree, CM77 7WG

## GROUND FLOOR ACCOMMODATION:-

### RECEPTION HALL:

A two-part entrance/reception area with double doors separating both areas, allowing the option to create one larger hallway or two almost separate hallway areas. With Amtico flooring, stairs rising to first floor, door to cloakroom, doors to dining room, kitchen and lounge.

### CLOAKROOM:

Amtico flooring, hand wash basin inset to vanity unit, WC, radiator.

### LOUNGE / FAMILY ROOM:

25'2" x 12'5" max (7.69 x 3.81 max)

A substantial reception room with feature fireplace with inset log burner, radiator, double glazed windows to front & side, radiators, patio doors to rear.

### DINING / PLAY ROOM / STUDY:

12'5" x 10'7" (3.78m x 3.23m)

A versatile reception room - ideal as a dining room for those not wanting to use the kitchen as a kitchen diner, equally as good as a generous sized study or play room. With Amtico flooring, double glazed window to front, radiator.

### KITCHEN DINER / BREAKFAST ROOM:

22'11" x 12'4" (6.99m x 3.76m)

An impressive sized triple-aspect kitchen with large dining area. With tiled flooring, a comprehensive range of matching base & wall units, central island, one & a half ceramic sink with mixer tap, space for range style oven, integral fridge/freezer & dishwasher, radiator, double glazed window to side, patio doors to side & rear, door to utility room.

### UTILITY ROOM:

Tiled flooring, base units with sink, space for washing machine and tumble dryer, door to rear.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Stairs rising to second floor, airing cupboard, doors to;

### BEDROOM ONE:

25'4 x 12'5 max (7.72m x 3.78m max)

Radiator, triple aspect with double glazed window to front, side & rear, opens to;

### DRESSING AREA:

Dressing area with three fitted double wardrobes and single cupboard/wardrobe, door to en suite.

### EN-SUITE (1):

Tiled flooring, inset bath with tiled surround, walk in double shower enclosure, hand wash basin inset to vanity unit, chrome heated towel rail, obscure double glazed window to rear.

### BEDROOM TWO:

15'7" x 11'2" max (4.75 x 3.41 max)

Radiator, two fitted double wardrobes, double glazed window to rear, door to en suite.

### EN SUITE (2):

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

### BEDROOM THREE:

12'8 x 10'3 (3.86m x 3.12m)

Radiator, double glazed window front.

### BATHROOM:

Jacuzzi bath with mixer tap, hand wash basin inset to vanity unit, WC, obscure double glazed window to side.

## SECOND FLOOR ACCOMMODATION:-

### LANDING:

Doors to;

### BEDROOM FOUR:

12'9" x 12'1" (3.89 x 3.70)

Radiator, eaves storage, double glazed windows to front & side.

### BEDROOM FIVE:

12'9" x 7'6" (3.91m x 2.29m)

Double glazed window to front, radiator.

### SHOWER ROOM:

Tiled flooring, shower enclosure, pedestal hand wash basin, WC.

## EXTERIOR:-

### FRONTAGE, DOUBLE GARAGE & DRIVEWAY:

Iron rails with path leading to front entrance, private driveway leading to double garage with up & over doors, power connected.

### REAR GARDEN:

Well maintained garden with porcelain tiled patio area, two further raised decked areas, lawn with mature borders, summerhouse to remain, door to garage, gated side access.

## AGENT NOTES:-

\*\*This home is offered for sale, as is a smaller two bedroom detached family home next door (for sale by the same sellers). This presents a rare opportunity for families seeking a multi-generational living arrangement or a private setup for elderly parents, with the option available to purchase both neighbouring homes to live side-by-side with family members if required. If not required, each property is obviously available separately.

Council Tax Band: G

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



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

