



## Cuckoo Way

Braintree, CM77 7WG

Freehold  
Tax Band: E

**Offers Over £425,000**



A very UNIQUE, DETACHED home that offers TWO DOUBLE BEDROOMS and, unusually, TWO EN SUITES, offered for sale via Hamilton Piers of Great Notley. Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED west-facing garden, a SPACIOUS 20' LOUNGE DINER with a CENTRAL FIREPLACE semi-separating both areas, refitted kitchen, d/stairs cloakroom, a DETACHED GARAGE and driveway for TWO vehicles. The property is ideally located in the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Contact Hamilton Piers of Great Notley to view!



## GROUND FLOOR ACCOMMODATION:-

### LOUNGE / DINER

20'8" x 17'8" (6.32 x 5.41)

Entrance door to front, central brick fireplace creating a fantastic feature of this room and semi-separating the lounge and dining areas, two radiators, storage cupboard, two double glazed windows to front, patio doors to rear, ample space for dining table, doors to kitchen and cloakroom, stairs to first floor.

### KITCHEN:

7'6" x 10'2" (2.29 x 3.10)

Tiled flooring, wall & base units, one & a half ceramic sink with central mixer tap, space for range style oven with extractor over, integral fridge/ freezer & dishwasher, double glazed window to rear.

### CLOAKROOM/WC:

Corner hand wash basin, WC, radiator, obscure double glazed window to side.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Airing cupboard, loft access, doors to;

### BEDROOM ONE:

11'3" x 13'1" (3.43 x 4.01)

Two double fitted wardrobes, two double glazed windows to front, radiator. Door to en suite.

### EN SUITE (1):

Shower enclosure, pedestal hand wash basin, WC, obscure double window to front.

### BEDROOM TWO:

13'8" x 9'1" (4.19 x 2.79)

Double glazed window to rear, door to en suite, radiator.

### ENSUITE (2):

Bath with central mixer tap & shower attachment, pedestal hand wash basin, WC, radiator, obscure double glazed window to rear.

## EXTERIOR:-

### FRONT:

Iron railings with path to front entrance, block paved driveway to side for two vehicles in front of garage.

### REAR GARDEN:

Mainly laid to lawn with mature bushes and shrubs, patio area, door to garage, side access gate.

### GARAGE:

Single Garage with up and over door to front.

### AGENT NOTES:-

\*\*This home is offered for sale, as is a larger 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: E

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