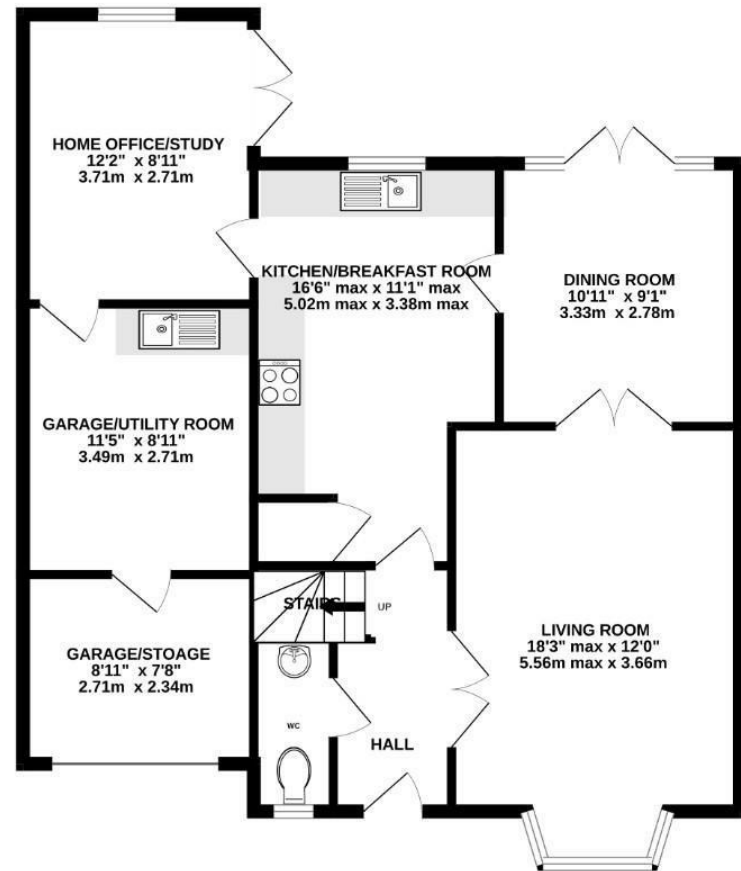
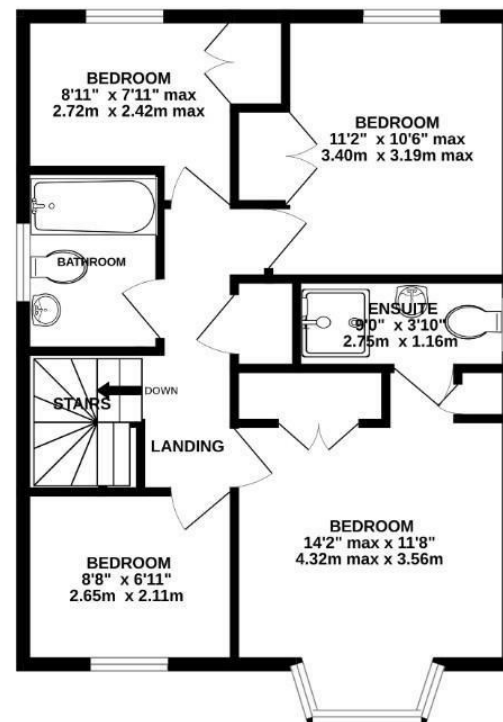


GROUND FLOOR
893 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.
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Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

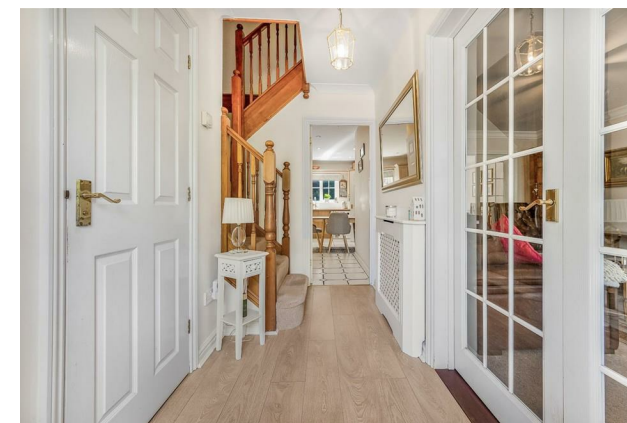
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CUCKOO WAY, GREAT NOTLEY, BRAINTREE

OFFERS OVER £500,000



**CUCKOO WAY
GREAT NOTLEY
BRAINTREE**

Nestled in the charming area of Great Notley, Essex, this delightful link-detached house on Cuckoo Way offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking a welcoming home. The principle bedroom boasts an en-suite whilst the family bathroom and a convenient cloakroom add to the practicality of this well-designed home.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The kitchen/breakfast room is a highlight, offering a warm and inviting space to gather for meals. Off the kitchen is a study/playroom for anyone working from home and part of the garage is fitted out as a utility area.

Outside, the property benefits from a generous driveway that accommodates up to four vehicles, ensuring ample parking for family and visitors alike. A single garage provides additional storage or parking options. The secluded rear garden is a true gem, offering a peaceful outdoor space for relaxation, gardening, or play.





- **Four Bedroom Link-Detached Family Home**
- **Kitchen/Breakfast Room**
- **Two Reception Rooms**
- **Study/Playroom**
- **Utility Area In The Single garage**
- **En-Suite Facilities, Family Bathroom & Cloakroom**
- **Ample Driveway Parking**
- **Secluded Rear Garden**
- **Desirable Location**
- **Easy Access To A120 & Train Station**

Entrance Hall

Entered via front door, stairs rising to first floor landing, doors leading to:-

Living Room

Bay window to front aspect, double doors leading to:-

Dining Room

French Doors to rear aspect leading to rear garden with windows either side, door leading to:-

Kitchen/Breakfast Room

Window to rear aspect, fitted with a range of eye and base level units with working surface over, inset sink and drainer unit with mixer tap over, inset gas hob with extractor fan over, integrated oven, integrated dishwasher, door leading to:-

Study/Playroom

Window to rear aspect, window to side aspect, door leading to garage.

Cloakroom

Opaque window to front aspect, wash hand basin with vanity unit, low level W.C.

First Floor Landing

Bedroom One

Bay window to front aspect, built in wardrobes, door leading to:-

En-Suite

Opaque window to side aspect, fully tiled shower cubicle with glass enclosure, low level W.C, wash hand basin with pedestal.

Bedroom Two

Window to rear aspect.

Bedroom Three

Window to rear aspect.

Bedroom Four

Window to front aspect.





Family Bathroom

Opaque window to front aspect, panel enclosed bath with wall mounted shower attachment, wash hand basin with pedestal, low level W.C.

Driveway Parking

Block paved driveway for multiple vehicles.

Single Garage

With up and over door, power and lighting. Fitting with a utility area, space for washing machine, space for tumble dryer.

Rear Garden

The rear garden is low maintenance and is made up of mainly patio space with a further decked seating area. At the foot of the garden is a timber built summer house and a variety of mature shrubs and trees. A timber gate grants access to the front.

