



Palmer & Partners

# Mallard Way

## Great Cornard



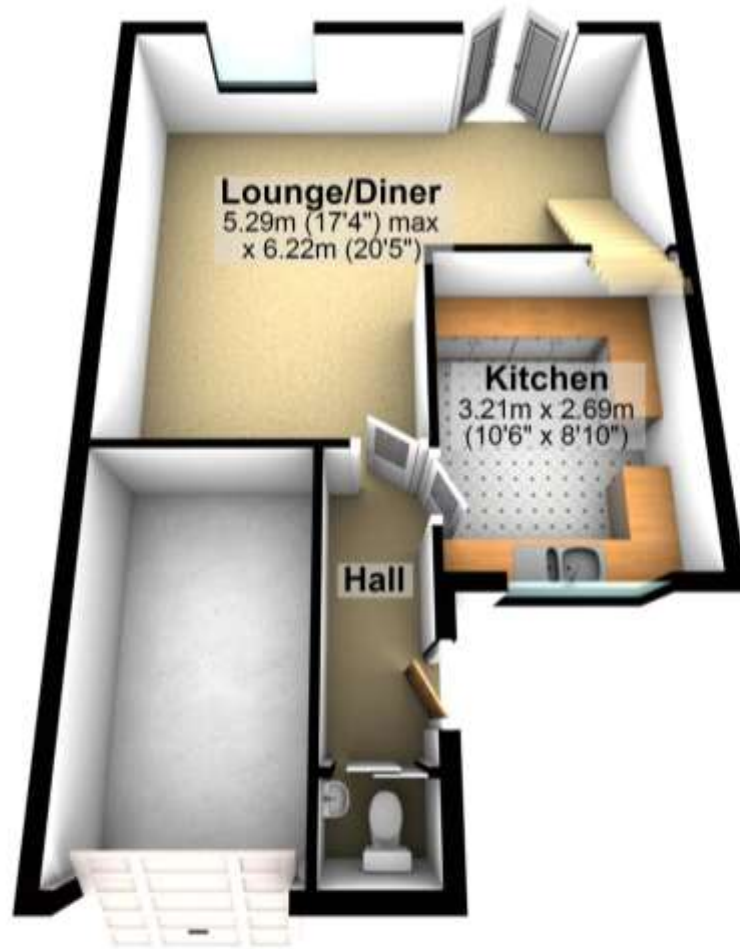
A beautifully presented three bedroom property situated in a corner plot position in Great Cornard. The property benefits from a generous plot that is wider than average with the additional hard standing for off road parking along with a garage and is in good decorative order throughout. There is a good sized rear garden which benefits from a patio area and decking with pergola over, lawn area with bordering flowers and shrubs and a summer house to remain.



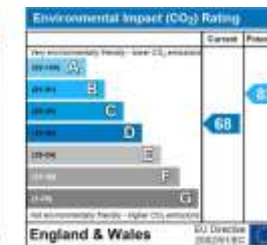
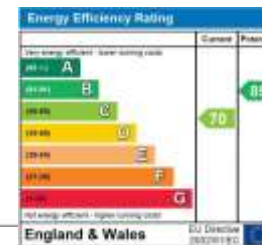
The accommodation briefly comprises; Entrance hallway, ground floor cloakroom, fitted kitchen, 'L' shaped lounge/diner with double glazed doors to the rear garden, three bedrooms and a family bathroom, gas central heating (N/T) and double glazing. Mallard Way is situated in Great Cornard which benefits from local schooling and shops and neighbours Sudbury.



## Ground Floor



## First Floor



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.

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