



Wells Hall Road, Great Cornard, Sudbury, CO10 0NH

welcome to

Wells Hall Road, Great Cornard, Sudbury

- Detached bungalow
- Highly regarded part of Great Cornard
- Three bedrooms
- Well-presented throughout
- Large frontage with ample parking

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000

view this property online williamhbrown.co.uk/Property/SUD109734



Property Ref:

SUD109734 - 0003

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Entrance Hall

Entrance door. Access to loft with ladder. Radiator.

Lounge

16' 10" x 11' 11" (5.13m x 3.63m)
Double glazed window to front aspect and double glazed French doors leading to garden. Two radiators. Door leading to:-

Kitchen

13' x 8' 11" (3.96m x 2.72m)
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral oven and hob with hood over. Space for appliances.

Bedroom One

13' 10" x 9' 10" + wardrobes (4.22m x 3.00m + wardrobes)
Double glazed window to front aspect. Range of fitted wardrobes (to be negotiated separately). Radiator.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)
Double glazed windows to rear and side aspects. Built in wardrobe, radiator.

Bedroom Three

10' 6" x 9' 11" (3.20m x 3.02m)
Double glazed windows to front and rear aspects. Currently used as a dining room.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Shaver point.

Front Garden

A large gravelled driveway provides off road parking for numerous vehicles. There is also an area of lawn with hedgerow to the front.

Rear Garden

The rear garden commences with a patio seating areas and the remainder is predominantly laid to lawn with side gate access. Storage shed and doors to garage and utility shed. Outside light and tap.

Garage

16' 11" x 10' 3" (5.16m x 3.12m)
Double glazed window and door leading to garden. Electric roller doors. Power and light connected.

Utility Shed / Studio

9' 10" x 6' (3.00m x 1.83m)
Power, light and water connected. Window to rear aspect and door leading to garden.



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