



Grace Farrant Road, Great Cornard, Sudbury CO10 0ED

welcome to

Grace Farrant Road, Great Cornard, Sudbury

£325,000 to £335,000 Set within a highly regarded modern development is this three bedroom detached home, benefiting from a spacious lounge and kitchen/diner, and is further enhanced with ample parking and a garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Lounge

17' 2" x 10' 6" (5.23m x 3.20m)

Double glazed french doors leading to garden. Storage cupboard, radiator.

Kitchen / Diner

17' 1" x 9' 7" (5.21m x 2.92m)

Double glazed windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Space for appliances.

Utility Room

5' 11" x 5' 10" (1.80m x 1.78m)

Double glazed door leading to garden. Fitted with wall and base units. Stainless steel sink and drainer unit. Central heating boiler.

Landing

Stairs rising from entrance hall. Double glazed window to rear aspect. Storage cupboard, radiator.

Bedroom One

11' x 10' 8" + door (3.35m x 3.25m + door)

Double glazed window to front aspect. Fitted wardrobes, radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

Double glazed window to front aspect. Radiator.

Bedroom Three

7' 6" x 6' 10" (2.29m x 2.08m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator,

Rear Garden

The rear garden is predominantly laid to lawn with a seating area.

Garage

19' 4" x 19' 8" (5.89m x 5.99m)

Up and over door, power and light connected. Door leading to garden.



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welcome to

Grace Farrant Road, Great Cornard, Sudbury

- Three bedrooms
- En-suite to master
- Garage
- Off road parking
- Popular modern development

Tenure: Freehold EPC Rating: B

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109895 - 0008

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