



St. Andrews Road, Great Cornard, Sudbury CO10 0DB



welcome to

St. Andrews Road, Great Cornard, Sudbury

NO ONWARD CHAIN set within this popular part of Great Cornard that gives easy access to highly regarded local schooling is this extended three bedroom semi-detached home that offers spacious accommodation including two reception rooms & kitchen & is enhanced with large front & rear gardens & garage



Conservatory

Irregular Shaped Room 9' 11" x 7' 8" (3.02m x 2.34m)
Double glazed windows to three aspects and double glazed doors to front and rear aspects. Door leading to:-

Entrance Hall

Double glazed window to side aspect. Stairs rising to first floor, radiator.

Bathroom

Obscure double glazed window to side aspect. Suite comprising low level WC, pedestal wash hand basin with mixer taps and panelled bath with shower over and mixer taps. Heated towel rail.

Lounge

13' 10" max x 13' 3" max extending to 17' 5" (4.22m max x 4.04m max extending to 5.31m)
Two double glazed windows to front aspect. Brick fireplace, radiator.

Open Plan Kitchen / Diner

Dining Room

11' 5" x 8' 8" (3.48m x 2.64m)
Radiator. Walk through to:-

Kitchen

10' 10" x 9' 8" (3.30m x 2.95m)
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of timber style work surface. Stainless steel sink and drainer unit with mixer taps. Plumbing for washing machine, integral oven with 4 ring gas hob and extractor over. Door leading to:-

Study

10' 10" x 7' 4" (3.30m x 2.24m)
Double glazed doors leading to rear garden.
Radiator.

Landing

Double glazed window to front aspect. Built in airing cupboard housing central heating boiler. Access to loft. Doors leading to:-

Bedroom One

12' 8" x 9' 3" (3.86m x 2.82m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

11' 6" max x 9' 11" (3.51m max x 3.02m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)
Double glazed window to rear aspect. Radiator.

Front Garden

A shingled area provides off road parking.

Rear Garden

The rear garden commences with a raised decked area with a fish pond to the side. A gate leads to a further garden with a greenhouse. Side access.

Garage

Up and over doors. Window and door to rear aspect. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD108799



welcome to

St. Andrews Road, Great Cornard, Sudbury

- No onward chain
- Extended three bedroom semi detached
- Large frontage providing ample parking
- Detached garage
- Spacious lounge

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD108799



Property Ref:
SUD108799 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk