



**Kings Hill, Great Cornard, Sudbury CO10 0EH**

**welcome to**

**Kings Hill, Great Cornard, Sudbury**

Set within easy distance of Sudbury town centre, this deceptively large three storey period property offers a wealth of character & benefits from two double bedrooms, spacious through lounge, a large kitchen/diner which opens onto an incredible outside space with a raised decked area & large garden



**Entrance Hall**

Door to front aspect, radiator, stairs rising to first floor, door leading to:-

**Lounge**

25' 2" into bay x 10' 11" ( 7.67m into bay x 3.33m )  
Double glazed bay windows to front and window to rear aspects. Two fireplaces, two radiators and stairs leading to sub level.

**Sub Kitchen / Diner**

22' 9" x 13' 6" ( 6.93m x 4.11m )  
Sash window to rear aspect and door leading to garden. 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 and hob, integral dishwasher and washing machine, central heating boiler, two radiators.

**Landing**

Access to loft.

**Bedroom One**

11' 6" x 10' 4" ( 3.51m x 3.15m )  
Double glazed window to front aspect. Radiator, feature fireplace.

**Bedroom Two**

10' 11" x 8' 6" ( 3.33m x 2.59m )  
Sash window to rear aspect. Radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower attachment over. Heated towel rail.

**Rear Garden**

The rear garden commences with a decked seating terrace and the remainder is predominantly laid to lawn.



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## Kings Hill, Great Cornard, Sudbury

- Two bedrooms
- Three storey period property
- Large Kitchen/Diner
- Spacious lounge
- Large garden

Tenure: Freehold EPC Rating: D

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD109993 - 0004

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