

Kings Hill, Great Cornard, Sudbury, CO10 0EH



welcome to

Kings Hill, Great Cornard, Sudbury

Set within easy reach of the town centre, countryside walks & highly regarded local schools is this semi-detached Victorian home that offers spacious & flexible accommodation over three floors. The property boasts a large lounge & up to four bedrooms & is enhanced with a beautiful private rear garden













Entrance Hall

Double glazed door. Double glazed window to side aspect. Stairs to first floor.

Study / Bedroom Four

10' 2" x 8' 1" (3.10m x 2.46m) Double glazed window to front aspect. Alcove storage space.

Cloakroom

Low level WC. Hand wash basin. double glazed to rear

Bedroom One

14' 7" x 7' 6" (4.45m x 2.29m) Double glazed window to rear with views down the garden and woodlands. Cupboard housing boiler. Door to WC

Landing

Doors to bedrooms two, three and bathroom. Loft access.

Bedroom Two

8' 4" x 12' 10" + wardrobes (2.54m x 3.91m + wardrobes) Double glazed window to rear aspect with views of garden and woodlands beyond. Fitted wardrobes.

Bedroom Three

13' 6" x 8' 3" max (4.11m x 2.51m max) Double glazed window to front aspect. Alcove storage space.

Bathroom

Double glazed window to rear aspect. Bath with aqualisa shower over. Hand wash basin. Low level WC. Heated towel rail.

Sud Level

Lounge

22' 5" x 14' 3" max (6.83m x 4.34m max) Double glazed French doors to rear garden. Full height window to rear. Inset wood burner. Three storage cupboards.

Rear Garden

Kitchen

26' x 5' 4" (7.92m x 1.63m)

The beautiful rear garden has been a real passion of the current owners, with a number of different seating areas, areas of lawn and a range of mature and well stocked beds and shrubs, gate leading to the front of the property, to the immediate rear of the garden is a tranquil summer house, storage shed, vegetable garden and shed.

Double glazed door to rear and side aspect. Two double glazed windows to side aspect. Two Velux

windows. Range of base and eye level units with roll

edge work surface over incorporating sink drainer

with hot and cold mixer taps. Integrated oven, hob

and dishwasher. Space for appliances.





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Kings Hill, Great Cornard, Sudbury

- Semi detached Victorian home
- Four bedroom or three and a study
- Beautiful rear garden
- Woodland views to the rear
- Flexible accommodation over three floors

Tenure: Freehold EPC Rating: D

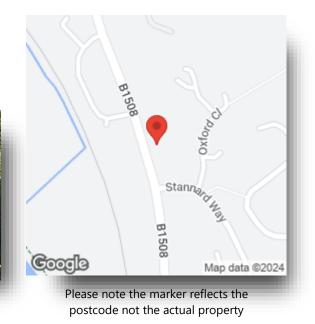
£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taten for any error, omission or misstatement. A party must be relied upon to they upon its own inspection(s). Powered by work obsciegages nom







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Property Ref: SUD108141 - 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.

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