



**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.

### **Kitchen**

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

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.

### **Rear Garden**

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.



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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 area), 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 taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



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



**williamhbrown.co.uk**