



**Windmill Close, Great Cornard, Sudbury CO10 0FL**



**welcome to**

**Windmill Close, Great Cornard, Sudbury**

Set within this highly desirable close and occupying a generous plot with ample parking and a large garden is this executive four bedroom detached home that benefits from spacious and flexible accommodation and is enhanced with a detached double garage.



### Entrance Hall

Double glazed door and window to front aspect. Stairs rising to first floor, understairs cupboard. Radiator.

### Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

### Lounge

20' 4" x 11' 11" ( 6.20m x 3.63m )  
Double glazed window to front aspect and double glazed french doors to rear aspect. Fireplace with inset multi fuel burner. Two radiators. Double doors leading to:-

### Dining Room

11' 8" x 9' 11" ( 3.56m x 3.02m )  
Double glazed window to rear aspect. Radiator.

### Kitchen

13' 7" x 11' 3" ( 4.14m x 3.43m )  
Double glazed window to rear aspect. 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 half bowl. Integral fridge/freezer and dishwasher. Integral double oven and inset induction hob with hood over. Radiator. Opening onto:-

### Breakfast Room

11' x 8' 1" ( 3.35m x 2.46m )  
Double glazed window to side aspect. Double glazed patio doors to rear aspect. Radiator. Door leading to:-

### Utility Room

8' 2" x 6' 10" ( 2.49m x 2.08m )  
Double glazed window to front aspect. Fitted with wall and base units. Stainless steel sink and drainer unit with mixer tap. Integral washing machine. Radiator. Extractor fan.

### Study Room

10' 4" x 6' 5" ( 3.15m x 1.96m )  
Double glazed window to front aspect. Radiator.

### Galleried Landing

Double glazed window to front aspect. Airing cupboard. Radiator.

### Bedroom One

14' 7" narrowing to 9' 4" x 12' ( 4.45m narrowing to 2.84m x 3.66m )  
Double glazed window to rear aspect with woodland views. Double built in wardrobe. Radiator.

### Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

### Bedroom Two

10' 4" x 9' 9" + door recess ( 3.15m x 2.97m + door recess )  
Double glazed window to rear aspect. Built in wardrobe. Radiator.

### Bedroom Three

12' 2" x 9' 9" ( 3.71m x 2.97m )  
Double glazed window to front aspect. Double built in wardrobe. Radiator.

### Bedroom Four

12' 5" + door recess x 8' 3" ( 3.78m + door recess x 2.51m )  
Double glazed window to rear aspect. Double built in wardrobe. 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, heated towel rail.

### Front Garden

A large driveway leads to the detached double garage.

### Rear Garden

The large southerly facing rear garden offers patio seating areas and areas of lawn with mature bushes and shrubs. Shed and greenhouse. Gate to front aspect. Air source pump unit.

### Double Garage

17' 10" x 17' 1" ( 5.44m x 5.21m )  
Two up and over doors. Pitched roof. Power and light connected.



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## Windmill Close, Great Cornard, Sudbury

- Large rear garden
- Ample off road parking
- Detached double garage
- Desirable location
- Easy access to highly regarded local schools

Tenure: Freehold EPC Rating: C

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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