



**Parmenter Drive, Great Cornard, Sudbury CO10 0YS**

**welcome to**

**Parmenter Drive, Great Cornard, Sudbury**

Set within a popular part of Great Cornard and giving easy access to highly regarded local schools is this extended three bedroom detached home, offering a stunning open plan kitchen/living and further enhanced with ample parking and a garage.



**Entrance Hall**

Double glazed door to front aspect. Door leading to lounge and:-

**Cloakroom**

Suite comprising low level WC and wash hand basin.

**Lounge Area**

15' 4" x 11' 11" ( 4.67m x 3.63m )

Double glazed window to front aspect. Radiator. Opening onto:-

**Kitchen / Diner**

19' 9" x 18' 5" ( 6.02m x 5.61m )

Double glazed window to rear aspect and double glazed french doors leading to garden. Two velux windows. 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 double oven with hob and hood over. Integral dishwasher and fridge/freezer. Two radiators. Opening onto:-

**Utility Room**

7' 7" x 4' 2" ( 2.31m x 1.27m )

Double glazed window and double glazed door to rear aspect. Fitted with matching wall and base units. Integral washing machine. Heated towel rail.

**Landing**

Access to loft.

**Bedroom One**

12' 11" x 9' 1" ( 3.94m x 2.77m )

Double glazed window to rear aspect. Fitted bedroom furniture. Radiator.

**Bedroom Two**

10' 4" x 9' 3" ( 3.15m x 2.82m )

Double glazed window to rear aspect. Radiator.

**Bedroom Three**

9' 2" x 9' ( 2.79m x 2.74m )

Double glazed window to front aspect. Radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin, walk in shower with bluetooth controlled shower. Heated towel rail, extractor fan.

**Front Garden**

A block paved driveway leads to the garage.

**Rear Garden**

The rear garden commences with a seating area and the remainder is predominantly laid to lawn. Outside power point and tap.



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## Parmenter Drive, Great Cornard, Sudbury

- Extended detached home
- Stunning open plan Kitchen/Living
- Three double bedrooms
- Utility room and ground floor cloakroom
- Ample off road parking and garage

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110185 - 0003

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