



**Davidson Close, Great Cornard, Sudbury CO10 0YU**



**welcome to**

**Davidson Close, Great Cornard, Sudbury**

Set within a highly regarded part of Great Cornard, and enjoying a beautiful outlook to the rear, is this executive four bedroom detached home, offering spacious accommodation throughout and further enhanced with a large driveway providing ample off road parking, a private garden & double garage.



### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Storage cupboard, radiator.

### **Cloakroom**

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

### **Study**

7' 5" x 7' 5" ( 2.26m x 2.26m )

Double glazed window to front aspect Radiator.

### **Lounge**

20' 1" x 11' 3" ( 6.12m x 3.43m )

Double glazed window to front aspect and double glazed patio doors leading to conservatory.

Fireplace housing inset burner. Two radiators.

### **Conservatory**

11' 4" x 9' 8" ( 3.45m x 2.95m )

Double glazed windows to three aspects and double glazed doors leading to garden.

### **Dining Room**

10' 3" x 9' 10" ( 3.12m x 3.00m )

Double glazed window to rear aspect. Radiator.

### **Kitchen**

8' 5" x 5' 3" ( 2.57m x 1.60m )

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 a half bowl. Space for range style cooker. Space for appliances. Radiator.

### **Utility Room**

8' 3" x 5' 3" ( 2.51m x 1.60m )

Double glazed window to side aspect. Central heating boiler. Plumbing for washing machine.

### **Galleried Landing**

Stairs rising from entrance hall. Double glazed window to front aspect. Radiator.

### **Bedroom One**

13' x 11' 7" ( 3.96m x 3.53m )

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Ensuite**

Double glazed window to side aspect. Suite comprising low level WC wash hand basin and shower cubicle. Radiator, extractor fan.

### **Bedroom Two**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Double glazed window to front aspect. Fitted wardrobes. Radiator.

### **Bedroom Three**

11' 4" x 10' 1" ( 3.45m x 3.07m )

Double glazed window to rear aspect. Fitted wardrobes, radiator.

### **Bedroom Four**

9' 4" x 7' 4" ( 2.84m x 2.24m )

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin, bath with mixer tap and shower cubicle. Radiator.

### **Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin, bath with mixer tap and shower cubicle. Radiator.

### **Front Garden**

The large block paved driveway provides ample off road parking and leads to the double detached garage.

### **Rear Garden**

The rear garden commences with a large patio seating area which takes advantage of the beautiful outlook. The remainder is predominantly laid to lawn.

### **Detached Double Garage**

Power and light connected. Up and over doors.



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## Davidson Close, Great Cornard, Sudbury

- Easy access to highly regarded local schooling
- Four bedroom detached home
- Spacious lounge, dining room, study and conservatory
- En-suite to master bedroom
- Ground floor cloakroom and utility room

Tenure: Freehold EPC Rating: C

**£575,000**



Please note the marker reflects the postcode not the actual property

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