



Head Lane, Great Cornard, Sudbury CO10 0JS



welcome to

Head Lane, Great Cornard, Sudbury

Occupying a generous plot with ample parking and a large garden is this four bedroom detached home that offers spacious and flexible accommodation throughout, the property is positioned within this extremely popular part of Great Cornard and gives easy access to highly regarded local schooling.



Entrance Porch

Double glazed door to front aspect and double glazed windows to both sides. Glazed door leading to:-

Entrance Hall

Tiled flooring, utility cupboard, radiator.

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to front aspect. Radiator.

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

Double glazed window to front aspect. Radiator.

Shower Room

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicles. Heated towel rail.

Lounge

28' 2" x 11' 4" max (8.59m x 3.45m max)

Two double glazed windows to side aspect.

Fireplace housing wood burner. French doors leading to conservatory and double doors leading to kitchen. Stairs rising to first floor. Two radiators.

Conservatory

12' 9" x 12' 5" (3.89m x 3.78m)

Double glazed windows to three aspects. Double glazed french doors leading to garden. Radiator.

Dining Room

15' 9" x 10' + door recess (4.80m x 3.05m + door recess)

Two velux windows. Radiator. Opening onto:-

Kitchen

12' 5" x 8' 8" (3.78m x 2.64m)

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Integral oven and hob with extractor over. Radiator. Door leading to garden.

Landing

Doors leading to bedrooms three and four.

Bedroom Three

16' 1" x 14' 5" max (4.90m x 4.39m max)

Some restricted head height. Double glazed window to rear aspect. Radiator.

Ensuite

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

Bedroom Four

16' 8" max x 11' (5.08m max x 3.35m)

Some restricted head height. Double glazed window to side aspect. Radiator.

Rear Garden

The rear garden commences with a decked seating area with the remainder predominantly laid to lawn with mature shrubs and trees. Workshop to the rear of the garden. Side access.

Workshop

14' 6" x 11' 6" (4.42m x 3.51m)

Two double glazed windows. Power and light connected.



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Head Lane, Great Cornard, Sudbury

- Four bedroom detached home
- Spacious and flexible accommodation
- Ample off road parking
- Large garden with workshop
- Large lounge and open plan kitchen/diner

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD109899 - 0002

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