

Davidson Close, Great Cornard, Sudbury, CO10 0YU

## welcome to

# **Davidson Close, Great Cornard, Sudbury**

\*NO ONWARD CHAIN\* Set within a popular part of Great Cornard, and giving easy access to highly regarded local schooling, is this three bedroom detached home, benefitting from spacious accommodation and further enhanced with off road parking and a garage.













#### **Entrance Porch**

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

#### Cloakroom

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

### Lounge

14' 3" x 13' 10" ( 4.34m x 4.22m )

Double glazed window to front aspect. Stairs rising to first floor. Radiator. Door leading to kitchen and opening onto:-

### **Dining Room**

9' 8" x 8' 4" ( 2.95m x 2.54m )

Double glazed window to rear aspect. Radiator.

#### Kitchen

9' 8" x 8' 2" ( 2.95m x 2.49m )

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 appliances. Understairs cupboard, radiator. Opening onto:-

### **Utility Room**

7' 6" x 6' 7" ( 2.29m x 2.01m )

Double glazed window to rear aspect and double glazed door leading to garden. Central heating boiler, plumbing for washing machine.

### Landing

Double glazed window to side aspect. Access to loft.

#### **Bedroom One**

12' 9" x 10' 2" ( 3.89m x 3.10m )

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

11' 5" x 9' 8" ( 3.48m x 2.95m )

Double glazed window to rear aspect. Radiator.

#### **Bedroom Three**

8' 8" x 7' (2.64m x 2.13m)

Double glazed window to rear aspect. Radiator.

#### Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower over. Airing cupboard. Radiator.

#### **Front Garden**

A driveway providing off road parking, leads to the garage. The remainder is predominantly laid to lawn with shrubs to borders.

#### Rear Garden

The rear garden commences with a patio seating area, with areas of lawn and shingle, with shrubs to borders. There is a further patio area and a gate to the front aspect.

### Garage

16' 1" x 8' 3" ( 4.90m x 2.51m )

Up and over doors. Power and light connected. Door leading to garden.





### welcome to

# **Davidson Close, Great Cornard, Sudbury**

- No onward chain
- Three bedrooms
- Detached
- Off road parking
- Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000





First Floor

This floor plan is for illustration jurgicities only. It is not dream to coole. Any measurements, floor areas (including any steal floor area), openings and intention one approximate. No details are pureraised, they cannot be relied upon for any purpose and they do not floor part of Property of your formal plant for any error, priseses or electromate. A party market for a party and the property of your formal party.

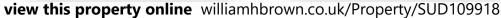






Carsons Dr Google Map data @2024 Google

Please note the marker reflects the postcode not the actual property





Property Ref: SUD109918 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or



william h brown

### 01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.