



**Danes Court, Great Cornard, Sudbury CO10 0JW**





**welcome to**

**Danes Court, Great Cornard, Sudbury**

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



**Entrance Hall**

Double glazed door to front aspect. Double glazed window to side aspect. Door leading to:-

**Lounge**

18' 5" x 12' 2" ( 5.61m x 3.71m )

Two double glazed windows to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator,

**Kitchen**

10' 2" x 9' 3" ( 3.10m x 2.82m )

Double glazed french doors leading to garden. 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. Integral oven with hob and hood over. Space for appliances. Radiator.

**Dining Room**

9' 11" x 8' 8" ( 3.02m x 2.64m )

Double glazed window to rear aspect. Radiator.

**Landing**

Stairs rising from lounge. Access to loft. Door leading to:-

**Bedroom One**

11' 7" x 10' 8" ( 3.53m x 3.25m )

Double glazed window to rear aspect. Radiator.

**Bedroom Two**

11' 11" x 9' 4" ( 3.63m x 2.84m )

Double glazed window to front aspect. Radiator.

**Bedroom Three**

8' 8" x 7' 9" ( 2.64m x 2.36m )

Double glazed window to front aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

**Front Garden**

The front garden is enclosed by a low wall, with a pathway leading to the front door. The remainder is predominantly laid to shingle.

**Rear Garden**

The low maintenance rear garden commences with a patio area and the remainder is predominantly laid to lawn with a rear gate leading to the parking and a garage.

**Agent's Note**

The vendor has advised that the property was re-wired in November 2023, and new carpet was laid in the lounge, and on the stairs and landing in January 2024.



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## Danes Court, Great Cornard Sudbury

- No onward chain
- Three bedrooms
- Two reception rooms
- Garage
- Off road parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110316 - 0007

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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.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)