

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" ( $5.61m \times 3.71m$ ) 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 rewired 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





## view this property online williamhbrown.co.uk/Property/SUD110316



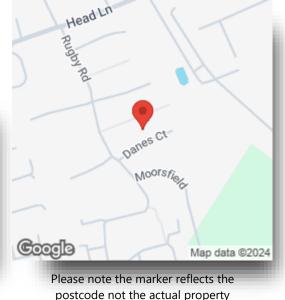
Property Ref:

SUD110316 - 0007

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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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