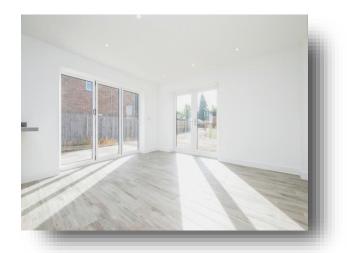


Kings Hill, Great Cornard, Sudbury CO10 0EH

## welcome to

# **Kings Hill, Great Cornard, Sudbury**

NO ONWARD CHAIN This brand new four bedroom detached home has been constructed and finished to the highest standard, and offers stylish accommodation throughout with the family kitchen and bi-fold doors being a real highlight.













#### **Entrance Hall**

Double glazed door to front aspect with double glazed side panels. Stairs rising to first floor.

#### Cloakroom

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

## Study

7' 7" x 5' 7" ( 2.31m x 1.70m )
Double glazed window to front aspect.

## Lounge

13' 1" x 9' 8" ( 3.99m x 2.95m )
Double glazed windows to front and side aspects.

#### Kitchen / Diner

23' x 13' 3" max ( 7.01m x 4.04m max )
Double glazed bi-fold windows to rear aspect and
double glazed french doors to side 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. Integral oven with hob and
extractor over. Integral fridge/freezer and
dishwasher. Door leading to:-

## **Utility Room**

7' 1" x 5' 8" ( 2.16m x 1.73m )

Double glazed door to side aspect. Fitted with wall and base units matching the kitchen. Stainless steel sink and drainer unit.

### Landing

Access to loft.

#### **Bedroom One**

12' 7" x 9' 7" ( 3.84m x 2.92m ) Double glazed window to side aspect. Radiator.

#### **Ensuite**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Fitted LED mirrored medicine cabinet. Heated towel rail, extractor fan.

#### **Bedroom Two**

13' 4" x 9' 10" max ( 4.06m x 3.00m max )
Double glazed window to front aspect. Radiator.

#### **Bedroom Three**

10' x 8' 9" ( 3.05m x 2.67m )

Double glazed window to rear aspect. Radiator.

#### **Bedroom Four**

9' 4" x 6' 4" ( 2.84m x 1.93m ) Double glazed window to front aspect. Radiator.

#### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Heated towel rail, extractor fan. Fitted LED medicine cabinet.

#### **Exterior**

A five bar gate with pedestrian access leads to a large gravelled area providing ample off road parking. To the rear is a patio area and then to the rear, side and front there are bedded areas ready for the buyer to plant or to turf. Gate to the front of the property.





## welcome to

# Kings Hill, Great Cornard, Sudbury

- Brand new detached home
- Four bedrooms
- **Utility Room**
- Lounge and study
- Ground floor cloakroom, Family bathroom and Ensuite to master

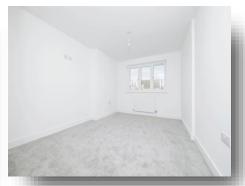
Tenure: Freehold EPC Rating: C

offers in excess of

£450,000







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Please note the marker reflects the postcode not the actual property

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Property Ref: SUD110334 - 0002 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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