



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.



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welcome to

Kings Hill, Great Cornard, Sudbury

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

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110334 - 0002

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