

Lower Reeve, Great Cornard, Sudbury CO10 0FS

william h brown

# welcome to

# Lower Reeve, Great Cornard, Sudbury

Set within a popular modern development giving easy access to highly regarded local schools is this three bedroom semi detached home, offering spacious accommodation over three floors, including a lounge/diner and further enhanced with off road parking and a garage.













#### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

#### Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

#### Kitchen

9' 5" x 5' 11" (2.87m x 1.80m) Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with hob and hood over. Central hearing boiler. Space for appliances. Radiator.

#### Lounge

14' 2" x 12' 9" ( 4.32m x 3.89m ) Double glazed window to rear aspect and double glazed french doors leading to garden. Storage cupboard, two radiators.

### **First Floor Landing**

Doors leading to bedrooms two, three and bathroom. Stairs leading to second floor landing.

#### **Bedroom Two**

10' 11" max x 9' 10" max ( 3.33m max x 3.00m max ) Two double glazed windows to front aspect. Two built in wardrobes. Radiator.

#### **Bedroom Three**

 $8^{\prime}$  9" x 7' ( 2.67m x 2.13m ) Double glazed window to rear aspect. Built in wardrobe, radiator.

#### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

#### **Second Floor Landing**

Velux window. Door leading to:-

#### **Bedroom One**

13' max x 12' 10" ( 3.96m max x 3.91m ) Double glazed window to front aspect. Built in wardrobes, radiator. Airing cupboard.

#### Ensuite

Velux window. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

#### Front Garden

A driveway leads to the garage that has up and over doors and power and light connected.

### **Rear Garden**

The rear garden commences with a patio and decked seating area, with the remainder being predominantly laid to lawn. Gate to side aspect.





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# Lower Reeve, Great Cornard Sudbury

- Three bedrooms
- Garage
- Easy access to schools
- Modern semi-detached home
- Off road parking

Tenure: Freehold EPC Rating: C

# £270,000





# view this property online williamhbrown.co.uk/Property/SUD110323



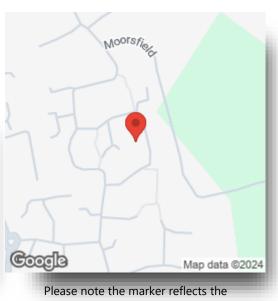
Property Ref:

SUD110323 - 0002

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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postcode not the actual property

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