



Shelley Avenue, Great Cornard Sudbury CO10 0DU



welcome to

Shelley Avenue, Great Cornard Sudbury

A spacious and well presented three bedroom home set in this popular part of Great Cornard offering easy access to highly regarded local schools, and further enhanced with a large rear garden.



Entrance Hall

Double glazed door to front aspect and double glazed window to side aspect. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and vanity wash hand basin. Heated towel rail.

Lounge

17' 1" x 11' 5" (5.21m x 3.48m)

Double glazed window to front aspect and double glazed french doors to rear aspect. Radiator.

Kitchen

9' 7" x 9' 6" (2.92m x 2.90m)

Double glazed windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral oven with hob and hood over. Space for appliances. Built in storage cupboard. Opening onto:-

Utility Room

9' 6" x 5' 3" (2.90m x 1.60m)

Double glazed doors to front and rear aspects. Plumbing for washing machine.

Landing

Access to loft. Cupboard housing central heating boiler (installed in March 2020).

Bedroom One

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window to front aspect. Large walk in wardrobe with double glazed window to rear aspect. Radiator.

Bedroom Two

12' 10" x 9' 7" (3.91m x 2.92m)

Double glazed windows to front and rear aspects. Built in wardrobe. Radiator.

Bedroom Three

9' 2" x 6' 5" (2.79m x 1.96m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bathroom

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

Front Garden

The front garden is enclosed by a picket fence and predominantly laid to paving.

Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn. Shed with power connected.



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welcome to

Shelley Avenue, Great Cornard, Sudbury

- Three bedrooms
- Popular location
- Close to schools
- Spacious lounge
- Kitchen and utility room

Tenure: Freehold EPC Rating: C

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110392 - 0003

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