



**North Rise, Great Cornard, Sudbury CO10 0DE**

**welcome to**

**North Rise, Great Cornard, Sudbury**

\*NO ONWARD CHAIN\* Set within this popular cul-de-sac that gives easy access to highly regarded primary and secondary schools with easy access to local shops and Sudbury town is this extended three bedroom semi detached home



### **Entrance Hall**

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

### **Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, built in storage units with integrated wash hand basin and bath with shower over. Extractor fan.

### **Lounge**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Double glazed window to front aspect. Radiator with chimney stack and gas feed for potential gas fire .

### **Dining Room**

11' 4" x 8' 5" ( 3.45m x 2.57m )

Understairs cupboard, radiator. Opening onto:-

### **Kitchen**

13' 6" narrowing to 13' 6" x 10' 6" ( 4.11m narrowing to 4.11m x 3.20m )

L-shaped room. Two double glazed windows to rear aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral double oven with inset hob and extractor over. Radiator.

### **Landing**

Access to loft.

### **Bedroom One**

14' x 10' 11" max ( 4.27m x 3.33m max )

Two double glazed windows to front aspect. Fitted wardrobes, radiator.

### **Bedroom Two**

10' 10" max x 8' 4" ( 3.30m max x 2.54m )

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

### **Bedroom Three**

10' x 9' 10" ( 3.05m x 3.00m )

Double glazed window to rear aspect. Radiator.

### **Cloakroom**

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

### **Rear Garden**

The rear garden commences with a patio area with separate raised seating area, with the remainder being predominantly laid to lawn. Shed to remain. Gate to front aspect.



***view this property online*** [williamhbrown.co.uk/Property/SUD110293](http://williamhbrown.co.uk/Property/SUD110293)



welcome to

## North Rise, Great Cornard, Sudbury

- No onward chain
- Three bedrooms
- Extended semi detached home
- Corner plot style garden
- Ample off road parking

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110293](https://www.williamhbrown.co.uk/Property/SUD110293)



Property Ref:  
SUD110293 - 0003

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

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)