



**Broom Street, Great Cornard, Sudbury CO10 0JT**



**welcome to**

**Broom Street, Great Cornard, Sudbury**

A beautiful three bedroom home sat on a quiet and popular road, benefitting from lounge with wood burning stove and re-fitted kitchen. The property is further enhanced with utility room and garden backing on to the recreation ground.



### **Lounge**

11' 11" x 11' 4" ( 3.63m x 3.45m )

Double glazed door and double glazed window to front aspect. Fireplace with inset wood burner. Radiator. Opening onto:-

### **Kitchen**

9' 5" x 6' 6" ( 2.87m x 1.98m )

Double glazed window to rear aspect. 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 and hob with hood over. Integral dishwasher. Understairs cupboard, stairs rising to first floor, radiator. Opening onto:-

### **Utility Room**

7' 3" max x 5' 7" ( 2.21m max x 1.70m )

Double glazed door leading to garden. Fitted with matching wall and base units over areas of work surface. Central heating boiler, plumbing for washing machine. Door to:-

### **Bathroom**

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

### **Landing**

Access to loft. Doors leading to bedrooms.

### **Bedroom One**

12' max x 9' 8" ( 3.66m max x 2.95m )

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

12' x 7' 5" ( 3.66m x 2.26m )

Double glazed window to rear aspect with views over the recreation ground.

### **Bedroom Three**

8' 6" x 5' 11" ( 2.59m x 1.80m )

Double glazed window to rear aspect. Radiator.

### **Rear Garden**

The rear garden commences with a large patio area with the remainder being predominantly laid to lawn with a gate to the rear. Shed to remain.



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## **Broom Street, Great Cornard, Sudbury**

- Three bedrooms
- Popular location
- Views over recreation ground
- Lounge with wood burner
- Re-fitted kitchen

Tenure: Freehold EPC Rating: D

offers in excess of

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD110428 - 0003

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