

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' \times 7' 5" (3.66m \times 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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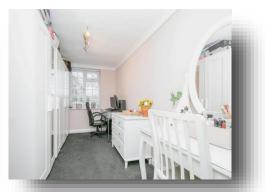
- Three bedrooms
- Popular location
- Views over recreation ground
- Lounge with wood burner
- Re-fitted kitchen

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000







Great Cornard Parish Council Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: SUD110428 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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