



**Raydon Way, Great Cornard, Sudbury CO10 0LE**

**welcome to**

## **Raydon Way, Great Cornard, Sudbury**

Situated in a quiet setting overlooking an area of Greensward and allowing easy access to highly regarded local schools is this extended four bedroom home with a spacious lounge, dining room and kitchen, and further enhanced with a larger than average private garden, garage and parking.



### Entrance Hall

Double glazed door to front aspect. Storage cupboard, radiator.

### Cloakroom

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

### Lounge

17' 2" x 12' 8" ( 5.23m x 3.86m )

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Fitted display and storage unit. Two radiators.

### Kitchen / Diner

16' 6" x 9' 8" ( 5.03m x 2.95m )

Double glazed window to rear aspect. Double glazed door leading to utility room. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Radiator. Door to:-

### Dining Room

9' 8" x 6' 4" ( 2.95m x 1.93m )

Double glazed window to front aspect. Understairs cupboard, radiator.

### Utility Room

7' 10" x 6' 3" ( 2.39m x 1.91m )

Double glazed window to rear aspect. Double glazed door leading to garden. Plumbing for washing machine.

### Landing

Double glazed window to front aspect. Radiator.

### Bedroom One

9' 11" x 9' 8" ( 3.02m x 2.95m )

Double glazed window to rear aspect. Large storage cupboard housing central heating boiler. Radiator. Opening onto:-

### Dressing Room

9' 11" x 7' 11" ( 3.02m x 2.41m )

Double glazed window to front aspect. Fitted wardrobes. Access to loft via ladder. Loft is boarded and has lighting connected.

### Bedroom Two

9' 3" x 9' 3" max ( 2.82m x 2.82m max )

Double glazed window to front aspect. Radiator.

### Bedroom Three

13' 8" x 6' 8" + door recess ( 4.17m x 2.03m + door recess )

Double glazed windows to front and rear aspects. Access to loft via ladder. Radiator.

### Bedroom Four

9' 9" x 8' 3" max ( 2.97m x 2.51m max )

Double glazed window to side aspect. Radiator.

### Bathroom

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

### Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn. Shed and workshop with power and lighting connected. Outside sink and tap. Gate to front aspect.

### Workshop

11' 9" x 7' 9" ( 3.58m x 2.36m )

Power and light connected.

### Agent's Note

The vendor has advised that all solar panels are owned.



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## **Raydon Way, Great Cornard, Sudbury**

- Four bedrooms
- Extended family home
- Larger than average garden
- Garage in block with parking
- Overlooking an area of greensward

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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