



Canhams Road, Great Cornard, Sudbury CO10 0ER

welcome to

Canhams Road, Great Cornard, Sudbury

Set in a popular location giving easy access to highly regarded local schools is this four bedroom detached bungalow occupying a generous plot with ample parking & a large garden, The property has been extended & much improved by the current owner & offers spacious & flexible accommodation



Entrance Porch

Glazed entrance door. Door leading to:-

Entrance Hall

Large airing cupboard with storage. Storage cupboard, radiator.

Bedroom One

11' 7" x 8' 8" + wardrobes (3.53m x 2.64m + wardrobes)
Double glazed window to front aspect. Fitted wardrobes, radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap. Shaver point, two heated towel rails.

Bedroom Two

12' 3" x 10' 10" (3.73m x 3.30m)
Double glazed window to front aspect. Radiator.

Bedroom Three

13' 1" x 10' 8" max (3.99m x 3.25m max)
Double glazed window to front aspect. Radiator.

Bedroom Four

12' x 10' 9" max (3.66m x 3.28m max)
Double glazed window to side aspect. Radiator.

Bathroom

Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer tap. Extractor fan.

Lounge Area

14' 5" x 11' 5" (4.39m x 3.48m)
Radiator. Opening to:-

Dining Area

14' 6" x 7' 8" (4.42m x 2.34m)
Double glazed patio doors leading to garden. Radiator. Opening onto:-

Kitchen/ Breakfast Room

14' 9" x 11' (4.50m x 3.35m)

Double glazed window 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. Sink and drainer unit with one and a half bowl. Space for appliances. Door leading to:-

Study

12' x 10' 9" (3.66m x 3.28m)
Double glazed windows to rear and side aspects. Cupboard housing central heating boiler. Radiator.

Front Garden

A large driveway provides ample off road parking.

Rear Garden

The large wraparound garden begins with a generous patio seating area and the remainder of the garden is then predominantly laid to lawn with a number of shrubs and trees.

Agent Note

The vendor has informed us that as part of the planning application approval was obtained for conversion into the loft space, any buyer is advised to do their own checks should they be interested in pursuing this.



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welcome to

Canhams Road, Great Cornard, Sudbury

- Detached bungalow
- Extended and much improved
- Four bedroom and en-suite to master
- Large private rear garden
- Ample off road parking

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110395 - 0002

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