



**Grace Farrant Road, Great Cornard, Sudbury CO10 0FJ**



**welcome to**

**Grace Farrant Road, Great Cornard, Sudbury**

Set within a highly regarded development is this spacious and modern three bedroom semi detached home. The property offers a spacious lounge and stunning kitchen/diner and is further enhanced with ample off road parking.



**Entrance Hall**

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

**Cloakroom**

Suite comprising low level WC and wash hand basin. Radiator, extractor fan.

**Lounge**

15' 1" x 11' 7" ( 4.60m x 3.53m )  
Double glazed window to front aspect. Built in media wall. radiator.

**Kitchen / Diner**

16' x 9' 10" ( 4.88m x 3.00m )  
Double glazed windows to rear and side aspects and double glazed french doors 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 oven and hob with hood over. Understairs cupboard, cupboard housing central heating boiler. Space for appliances.

**Landing**

Access to loft. Two storage cupboards.

**Bedroom One**

10' 8" x 9' 6" ( 3.25m x 2.90m )  
Double glazed window to front aspect. Radiator.

**Ensuite**

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator, extractor fan.

**Bedroom Two**

9' 8" + door recess x 9' ( 2.95m + door recess x 2.74m )  
Double glazed window to rear aspect. Radiator.

**Bedroom Three**

8' 7" x 6' 3" ( 2.62m x 1.91m )  
Double glazed windows to rear and side aspects. Radiator.

**Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

**Outside**

A driveway provides ample off road parking. The rear garden commences with a patio seating area to the immediate rear of the property with a further seating area to the rear of the garden. The remainder of the garden is mainly laid to lawn with side gate access.



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## **Grace Farrant Road, Great Cornard, Sudbury**

- Three bedrooms
- Modern semi detached home
- Popular location
- Easy access to highly regarded schools
- Spacious lounge

Tenure: Freehold EPC Rating: B

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD110339 - 0003

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