

Grace Farrant Road, Great Cornard, Sudbury CO10 0FJ

william h brown

## 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

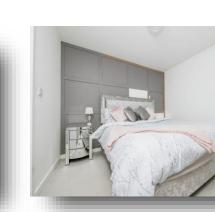
Tenure: Freehold EPC Rating: B

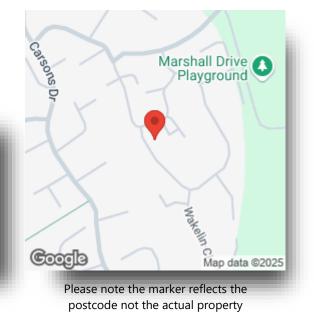
offers in excess of

£325,000









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