



**Spicer Way, Great Cornard, Sudbury CO10 0ZH**



**welcome to**

**Spicer Way, Great Cornard, Sudbury**

A well presented two bedroom end of terrace home set in a lovely position within this popular modern development. The property benefits from a spacious lounge and conservatory, and is further enhanced with off road parking.



**Entrance Hall**

Double glazed door to front aspect. Storage cupboard, stairs rising to first floor, radiator.

**Cloakroom**

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

**Kitchen**

12' 1" x 6' 7" ( 3.68m x 2.01m )

Double glazed window to front aspect. 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 with hob and hood over. Space for appliances. Central heating boiler. Radiator.

**Lounge**

13' 4" x 11' 3" ( 4.06m x 3.43m )

Radiator. Double glazed french doors leading to:-

**Conservatory**

7' 3" x 6' 8" ( 2.21m x 2.03m )

Double glazed windows to three aspects. Double glazed french doors leading to garden. Radiator.

**Landing**

Access to loft.

**Bedroom One**

11' 3" x 8' 5" ( 3.43m x 2.57m )

Double glazed window to rear aspect. Two built in wardrobes, radiator.

**Bedroom Two**

11' 3" x 8' 4" ( 3.43m x 2.54m )

Two double glazed windows to front aspect. Single built in wardrobe, 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.

**Front Garden**

Off road parking.

**Rear Garden**

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn. Side access.



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## **Spicer Way, Great Cornard Sudbury**

- Two bedrooms
- End of terrace
- Spacious lounge
- Ground floor conservatory
- Parking

Tenure: Freehold EPC Rating: Awaited

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110553 - 0003

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