



Grace Farrant Road, Great Cornard, Sudbury CO10 0ED

welcome to

Grace Farrant Road, Great Cornard, Sudbury

NO ONWARD CHAIN Set within a highly regarded modern development and occupying a lovely quiet position is the three bedroom semi detached home that offers a spacious lounge and beautiful kitchen/diner and is enhanced with off road parking and great sized rear garden.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

Cloakroom

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

Lounge

15' 7" x 11' 9" (4.75m x 3.58m)

Double glazed window to front aspect. Radiator.

Double doors leading to:-

Kitchen / Diner

15' 5" x 8' 8" (4.70m x 2.64m)

Double glazed window and double glazed French doors to rear aspect. Fitted kitchen with a range of 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 extractor over. Space for appliances. Central heating boiler, understairs cupboard, radiator.

Landing

Access to loft, storage cupboard.

Bedroom One

10' 1" + recess x 8' 8" (3.07m + recess x 2.64m)

Double glazed window to rear aspect. Large walk in wardrobe, radiator.

Walk In Wardrobe

Originally an ensuite with plumbing in situ. Fitted shelving. Extractor fan, radiator.

Bedroom Two

8' 9" x 8' 6" (2.67m x 2.59m)

Double glazed window to front aspect. Radiator.

Bedroom Three

8' 11" x 6' 2" (2.72m x 1.88m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment. Radiator, extractor fan.

Front Garden

The driveway provides off road parking.

Rear Garden

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



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welcome to

Grace Farrant Road, Great Cornard, Sudbury

- Three bedrooms
- Semi detached home
- No onward chain
- Spacious lounge
- Beautiful kitchen/diner

Tenure: Freehold EPC Rating: B

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109959 - 0003

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