

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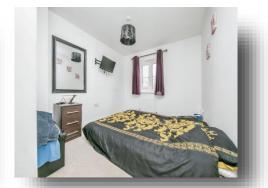
- Three bedrooms
- Semi detached home
- No onward chain
- Spacious lounge
- Beautiful kitchen/diner

Tenure: Freehold EPC Rating: B

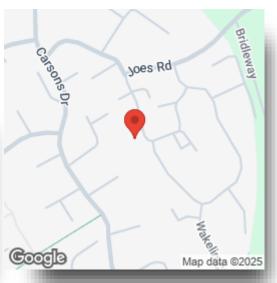
offers in excess of

£270,000









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