



Grace Farrant Road, Great Cornard, Sudbury CO10 0ED

welcome to

Grace Farrant Road, Great Cornard, Sudbury

NO ONWARD CHAIN An exceptionally well presented two bedroom home set on the edge of a highly regarded modern development, The property offers stylish open plan living and is enhanced with a ground floor cloakroom and off road parking.



Entrance Hall

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

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Door leading to:-

Lounge

14' 10" x 13' 10" (4.52m x 4.22m)
Double glazed french doors leading to garden.
Radiator. Opening onto:-

Kitchen

11' 4" x 6' 6" (3.45m x 1.98m)
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. Integral oven and hob with hood over. Space for appliances.

Bedroom One

13' 10" max x 9' 1" (4.22m max x 2.77m)
Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Two

12' 7" x 7' (3.84m x 2.13m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Front Garden

The front garden is enclosed by picket fencing and a pathway leads to the front door. Beds to borders.

Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn. Gate to rear aspect leading to parking area with two spaces.



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

- No onward chain
- Two bedrooms
- Off road parking
- Ground floor cloakroom
- Open plan

Tenure: Freehold EPC Rating: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110666 - 0002

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