



Spicer Way, Great Cornard, Sudbury CO10 0ZH

welcome to

Spicer Way, Great Cornard, Sudbury

NO ONWARD CHAIN Set within a popular location within this modern development is this three bedroom detached home. The property offers spacious and well presented accommodation throughout, and is enhanced with off road parking and a detached garage.



Entrance Hall

Door to front aspect. Understairs cupboard, stairs rising to first floor. Radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator.

Lounge

16' 4" x 10' 3" (4.98m x 3.12m)
Double glazed window to front aspect. double glazed french doors to rear aspect. Radiator.

Dining Room

9' 8" x 9' (2.95m x 2.74m)
Double glazed window to front aspect. Radiator.
Door leading to:-

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)
Double glazed window to rear 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. Central heating boiler. Radiator.

Utility Room

7' 3" x 5' 4" (2.21m x 1.63m)
Double glazed window and door to rear aspect. Fitted with wall and base units over areas of work surface. Stainless steel sink and drainer unit. Plumbing for washing machine. Radiator.

Landing

Double glazed window to rear aspect. Access to loft.

Bedroom One

11' x 9' 1" (3.35m x 2.77m)
Double glazed window to rear aspect. Two double built in wardrobes. Radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

Bedroom Two

9' 5" x 8' + door recess (2.87m x 2.44m + door recess)
Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three

8' x 6' 8" + door recess (2.44m x 2.03m + door recess)
Double glazed window to rear aspect. Built in wardrobe, radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath. Extractor fan, radiator.

Front Garden

A block paved driveway provides off road parking and leads to the garage.

Rear Garden

The rear garden commences with a small patio area and the remainder is predominantly laid to lawn. Gate.

Detached Garage

Up and over doors.



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Spicer Way, Great Cornard, Sudbury

- No onward chain
- Three bedrooms
- Detached garage
- Off road parking
- Spacious lounge and dining room

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110680 - 0002

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk