



**Recreation Walk, Great Cornard, Sudbury CO10 0HH**



**welcome to**

**Recreation Walk, Great Cornard, Sudbury**

Occupying a generous plot within a popular cul-de-sac is this extended semi detached bungalow, offering spacious and flexible accommodation. The property offers ample parking, a large garden and a garage.



### Entrance Hall

Double glazed door to front aspect. Storage cupboard. Loft access to the large loft which has been professionally part boarded and shelved, and has lighting connected. Radiator.

### Bathroom

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

### Lounge

14' 5" x 10' 10" ( 4.39m x 3.30m )  
Double glazed window to front aspect. Gas fire. Radiator.

### Kitchen

11' 11" x 11' 11" ( 3.63m x 3.63m )  
Double glazed windows to rear and side aspects, and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral double oven with inset hob and extractor over. Space for appliances. Radiator.

### Dining Room

12' 7" x 9' 7" ( 3.84m x 2.92m )  
Double glazed patio doors to rear aspect. Radiator.

### Bedroom One

9' + wardrobes x 8' 8" ( 2.74m + wardrobes x 2.64m )  
Double glazed window to side aspect. Fitted wardrobes, radiator.

### Bedroom Two

9' 4" x 8' 9" ( 2.84m x 2.67m )  
Double glazed window to side aspect. Radiator.

### Bedroom Three

12' 5" x 11' ( 3.78m x 3.35m )  
Window leading to dining room. Fitted wardrobes, radiator.

### Front Garden

A driveway runs alongside the length of the property and leads to the garage. The remainder is predominantly laid to lawn.

### Rear Garden

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

### Garage

32' 7" x 9' 1" ( 9.93m x 2.77m )  
Windows to rear and side aspects. Entrance doors to side aspects. Up and over door. Power and light connected.

### Shed / Workshop

9' x 8' 3" ( 2.74m x 2.51m )  
Window to rear aspect. Brick built. Power and light connected.



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## **Recreation Walk, Great Cornard, Sudbury**

- Three bedrooms
- Extended bungalow
- Semi detached
- Large rear garden
- Ample off road parking & large garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD109487 - 0005

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