



Topsfield, Great Cornard, Sudbury CO10 0FT

welcome to

Topfield, Great Cornard, Sudbury

Set in a quiet position within this highly regarded modern development is this two double bedroom semi detached home with a spacious lounge and kitchen and is enhanced with a ground floor cloakroom and off road parking.



Entrance Hall

Double glazed door to front aspect. Understairs cupboard, stairs rising to first floor, radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Kitchen

12' 2" x 6' 6" (3.71m x 1.98m)

Double glazed door 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 with one and a half bowl. Integral oven with hob and extractor over. Space for appliances. Central heating boiler, radiator.

Lounge

13' 5" x 11' 4" (4.09m x 3.45m)

Double glazed french doors leading to garden. Radiator.

Landing

Access to loft.

Bedroom One

11' 5" x 8' 6" (3.48m x 2.59m)

Double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Two

11' 6" max x 8' 6" (3.51m max x 2.59m)

Two double glazed windows to front aspect with views over the green. Built in wardrobes, radiator.

Bathroom

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

Rear Garden

The rear garden commences with a patio area, with the remainder predominantly laid to lawn and side gate access.



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welcome to

Topsfield, Great Cornard, Sudbury

- Two bedrooms
- Popular modern development
- Semi detached home
- Off road parking
- Ground floor cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110634 - 0002

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