



**Pot Kiln Road, Great Cornard, Sudbury, CO10 0DG**



**welcome to**

**Pot Kiln Road, Great Cornard, Sudbury**

Occupying a generous plot with ample parking and a large garden is this 3 bedroom chalet with spacious and flexible accommodation throughout and is enhanced with a detached garage.



### Entrance Porch

Double glazed door to front aspect. Glazed door.

### Entrance Hall

Storage cupboard, radiator. Doors leading to bedroom one, bathroom, lounge and dining room.

### Bedroom One

13' 1" x 10' 5" ( 3.99m x 3.17m )

Double glazed window to front aspect. Radiator.

### Ensuite

Suite comprising vanity wash hand basin and shower cubicle. Door leading to cloakroom.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, shower cubicle and corner bath. Heated towel rail.

### Lounge

21' 2" max x 14' 8" ( 6.45m max x 4.47m )

Irregular shaped. Two double glazed windows to rear aspect. Double glazed door leading to garden. Two radiators.

### Dining Room

23' 10" max x 14' 8" ( 7.26m max x 4.47m )

Double glazed windows to front and side aspects. Stairs rising to first floor. Double doors leading to:-

### Kitchen / Breakfast Area

17' x 11' 5" max ( 5.18m x 3.48m max )

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 mixer tap. Breakfast bar. Space for appliances, water softener,. Radiator. Door leading to:-

### Utility Room

9' 3" x 4' 6" ( 2.82m x 1.37m )

Double glazed door to front and double glazed window to rear aspect. Plumbing for washing machine. Central heating boiler.

### Bedroom Two

12' 6" x 11' 3" ( 3.81m x 3.43m )

Double glazed window to rear aspect. Large built in wardrobe. Radiator.

### Bedroom Three

13' 8" x 11' 1" ( 4.17m x 3.38m )

Double glazed window to rear aspect. Fitted wardrobes, radiator.

### Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan.

### Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with a number of well maintained flower beds. Door leading to garage. Gate to side aspect.

### Detached Garage

19' 4" x 8' 2" ( 5.89m x 2.49m )

Power and light connected. Up and over doors.



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## **Pot Kiln Road, Great Cornard, Sudbury**

- Detached
- Three bedrooms
- Large rear garden
- Ample parking
- Detached garage

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£425,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.fincantagent.com](http://www.fincantagent.com)



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Property Ref:  
SUD110727 - 0002

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