



**Davidson Close, Great Cornard, Sudbury, CO10 0YU**



**welcome to**

**Davidson Close, Great Cornard, Sudbury**

Set within a highly regarded close giving easy access to highly regarded local schooling, this three bedroom detached home has been greatly improved by the current owner and offers spacious and flexible accommodation. The property is further enhanced with a corner plot garden and ample parking.



**Entrance Porch**

Double glazed door to front aspect. Radiator. Door leading to lounge and:-

**Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

**Lounge**

14' 11" x 12' 9" max ( 4.55m x 3.89m max )  
Double glazed window to front aspect. Stairs rising to first floor. Radiator. Double doors leading to:-

**Kitchen / Diner**

18' x 10' 7" ( 5.49m x 3.23m )  
Double glazed window to front aspect and double glazed French doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Opening onto:-

**Utility Room**

7' 6" x 4' 11" ( 2.29m x 1.50m )  
Door leading to garden room. Central heating boiler, plumbing for washing machine.

**Reception Room / Gd Floor Bed**

15' 5" x 7' 7" ( 4.70m x 2.31m )  
Double glazed window to front aspect. Radiator.

**Garden Room**

12' 3" x 8' ( 3.73m x 2.44m )  
Double glazed window to rear aspect and double glazed French doors leading to garden.

**Landing**

Access to loft.

**Bedroom One**

12' 4" x 11' 3" max ( 3.76m x 3.43m max )  
Double glazed window to rear aspect. Radiator.  
Door leading to:-

**Ensuite**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

**Bedroom Two**

11' 8" x 8' 6" ( 3.56m x 2.59m )  
Double glazed window to front aspect. Radiator.

**Bedroom Three**

9' 3" x 6' 7" ( 2.82m x 2.01m )  
Double glazed window to front aspect. Radiator.

**Bathroom**

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

**Front Garden**

The front garden is predominantly laid to shingle and provides ample off road parking.

**Rear Garden**

The rear garden commences with a large patio seating area with a pergola. The remainder is predominantly laid to lawn.



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## Davidson Close, Great Cornard, Sudbury

- Popular location
- Converted garage offering potential fourth bedroom
- Detached home
- Ample off road parking
- Corner plot style garden

Tenure: Freehold EPC Rating: C

**£375,000**



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.localagent.com



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Property Ref:  
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