



Bures Road, Great Cornard, Sudbury, CO10 0JE

welcome to

Bures Road, Great Cornard, Sudbury

A beautiful modern three bedroom home with spacious and stylish accommodation across three floors with the stunning kitchen creating a real family hub. The property benefits from en-suite to master, spacious lounge, garage and parking and is position perfectly to access all the local amenities.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator, door leading to lounge.

Cloakroom

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

Lounge

15' 11" x 11' 3" (4.85m x 3.43m)

Bright and spacious room with double glazed French doors with Juliet balcony overlooking the rear garden and double glazed window to the side. Stairs descending to:-

Study Area

15' 11" x 11' 3" (4.85m x 3.43m)

Double glazed window to side aspect. Understairs cupboard and underfloor heating.

Kitchen / Diner

21' 7" x 15' 11" (6.58m x 4.85m)

The beautiful kitchen diner is flooded with natural light with its two sets of double glazed patio doors that lead to the veranda and double glazed window to the side aspect. This modern fitted kitchen comprises of a range of matching wall and base units including an island that houses further storage and a breakfast bar. There is a sink and drainer unit with one and a half bowl set into worktop and integral Neff appliances including a double oven with inset hob and extractor, fridge/freezer and dishwasher. underfloor heating. the underfloor heating in the Kitchen, Study area and Utility room each have they own separate control system. door to:-

Utility Room

6' 10" x 5' 10" (2.08m x 1.78m)

Fitted with matching base units with work surface. Stainless steel sink and drainer unit with mixer taps. Plumbing for washing machine and space for tumble drier. Under floor heating

Cloakroom

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

Upper Floor Landing

Stairs rising from entrance hall. Double glazed window to front aspect. Airing cupboard, access to loft via ladder.

Bedroom One

11' 9" x 11' (3.58m x 3.35m)

The master bedroom offers a set of double glazed French doors with Juliet balcony views over the rear garden and the stour meadows beyond and double glazed window to side aspect. Radiator and door to:-

En-Suite

Double glazed windows to front and side aspects. Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer taps and shower over. Heated towel rail.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to rear aspect. Radiator

Bedroom Three

10' 2" extending to x 9' 6" (3.10m extending to x 2.90m)

Double glazed window to front aspect. Radiator

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer taps and shower over. Heated towel rail, extractor fan.

Front Of The Property

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

Rear Of The Property

The South Westerly facing garden commences with a large Veranda that is a perfect alfresco extension from the Kitchen and leads to a paved area that has steps down to the lawned area of the garden and steps up the side of the property to the front.

Garage

19' 8" x 9' 6" (5.99m x 2.90m)

Double glazed window to rear aspect. Power and light connected. Roller door. Central heating boiler.



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welcome to

Bures Road, Great Cornard, Sudbury

- Modern semi detached family home
- No onward chain
- Stunning family kitchen
- Garage and off street parking
- Three story living

Tenure: Freehold EPC Rating: B



£400,000

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).
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Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD106840 - 0003

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