



Phillips Field Road, Great Cornard, Sudbury CO10 0JH



welcome to

Phillips Field Road, Great Cornard, Sudbury

Set on a popular private road that giving easy access to highly regarded local schools is this four double bedroom detached home offering spacious accommodation and further enhanced with ample parking, a double garage and a large garden.



Entrance Porch

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

Cloakroom

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

Lounge

18' 9" x 17' 7" (5.71m x 5.36m)

Double glazed windows to front and side aspects.

Stairs rising to first floor. Heater. Double doors leading to:-

Dining Room

14' 5" x 9' 4" (4.39m x 2.84m)

Double glazed patio doors leading to conservatory. Heater. Opening onto:-

Kitchen

13' 9" x 7' 9" (4.19m x 2.36m)

Double glazed door and 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 one and a half bowl.

Integral oven and hob with extractor over. Space for appliances. Radiator.

Conservatory

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed windows to three aspects. Double glazed door to side aspect.

Landing

Access to loft, large airing cupboard. Radiator.

Bedroom One

14' x 10' 5" max (4.27m x 3.17m max)

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

Bedroom Two

15' 6" max x 8' 6" (4.72m max x 2.59m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three

10' 6" x 8' 9" (3.20m x 2.67m)

Double glazed window to front aspect. Radiator.

Bedroom Four

10' 7" x 6' 11" (3.23m x 2.11m)

Double glazed window to rear aspect. Radiator.

Bathroom

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

Boiler House

Doors to front and rear aspects. Boiler house is shared with No 10. Oil boiler and access to oil tank.

Front Garden

The front garden is laid to hardstanding and shingle to provide of road parking. A further driveway runs to the side of the property leading to forecourt.

Rear Garden

The garden commences with a paved courtyard area with a pathway leading to the main garden.

Main Garden

The main garden has a number of paved and seating areas with the remainder predominantly laid to lawn with a shed, summer house and studio. The summer house and storage shed have electricity connected.

Double Garage

20' 2" x 18' 3" (6.15m x 5.56m)

Two sets of doors. Inspection pit. Power and light connected.

Forecourt

A set of double gates lead to the forecourt, where the double garage is situated. Numbers 10 to 14 have access to their garages. Gate leading to main garden.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/SUD110757



welcome to

Phillips Field Road, Great Cornard, Sudbury

- Four double bedrooms
- Large garden
- Ample off road parking
- Highly regarded location
- Easy access to local schools

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£495,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110757



Property Ref:
SUD110757 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10
2EN



williamhbrown.co.uk