



Brands Close, Great Cornard, Sudbury CO10 0YP

welcome to

Brands Close, Great Cornard, Sudbury

Set within easy access of highly regarded local schools is this well presented detached property, which has been extended by the current owners to offer spacious and flexible accommodation to include a self contained annex or to be used as a four bedroom family home.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Understairs cupboard.

Cloakroom

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

Lounge / Diner

26' 1" into bay x 12' 4" (7.95m into bay x 3.76m)

Double glazed box bay window to front aspect and double glazed french doors leading to garden.

Fireplace housing electric fire. Two radiators.

Kitchen

13' 11" x 9' 5" (4.24m x 2.87m)

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. Integral double oven with inset hob and hood over. Integral dishwasher. Water softener. Heated towel rail. Door leading to:-

Inner Hall

Double glazed door leading to garden. Door leading to garage. Door leading to annex lounge. Radiator.

Annex Lounge

15' 5" x 9' (4.70m x 2.74m)

16.5 ft vaulted ceiling. Four velux windows. Double glazed door to side aspect. Bi-fold doors to rear aspect. Stairs rising to first floor. Door leading to annex cloakroom and:-

Annex Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Double glazed window to side aspect. Fitted with a range of wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral double oven and inset hob with hood over. Integral washing machine and fridge/freezer. Radiator.

Annex Cloakroom

Suite comprising low level WC and vanity wash hand basin. Radiator, extractor fan.

Landing

Doors leading to bedrooms and door leading to first floor of annex.

Bedroom One

12' 6" x 11' 1" (3.81m x 3.38m)

Double glazed window to front aspect. Radiator.

Ensuite

Two double glazed windows to front aspect. Suite comprising low level WC, wash hand basin and large shower cubicle. Heated towel rail, airing cupboard.

Bedroom Two

11' 8" x 9' 10" max (3.56m x 3.00m max)

Double glazed window to rear aspect. Radiator.

Bedroom Three

13' x 7' 11" (3.96m x 2.41m)

Two double glazed windows to rear aspect. Access to loft, two radiators.

Bathroom

Suite comprising low level WC, vanity wash hand basin, bath and shower cubicle. Heated towel rail.

Annex Landing

Doors leading to bedroom and bathroom. Access to loft, radiator.

Annex Bedroom

12' 10" max x 11' 6" (3.91m max x 3.51m)

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

Annex Shower Room

Velux window. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.

Front Garden

A large block paved driveway provides off road parking and there is also an areas of shingle and shrubs.

Rear Garden

The rear garden commences with a large patio seating terrace which has awnings to both properties. There is also a further decked area with a summer house. The remainder is predominantly laid to artificial lawn with side access. There is lastly an area to the side of the property with a storage shed. External power points, tap and lighting.

Garage

16' 2" x 15' 11" narrowing to 7' (4.93m x 4.85m narrowing to 2.13m)

L-shaped. Power and light connected. Electric roller doors. Central heating boiler, plumbing for washing machine.



view this property online williamhbrown.co.uk/Property/SUD103790



welcome to

Brands Close, Great Cornard, Sudbury

- Four double bedrooms
- Detached home
- One bedroom self contained annex
- Spacious and flexible accommodation
- Landscaped private garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD103790



Property Ref:
SUD103790 - 0003

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