



Grantham Avenue, Great Cornard, Sudbury CO10 0ZQ

welcome to

Grantham Avenue, Great Cornard, Sudbury

Set on the edge of a highly regarded modern development and giving easy access to highly regarded local schooling is this well presented four bedroom home, offering spacious accommodation over three floors, and further enhanced with ample parking and a garage.



Entrance Hall

Double glazed door to front aspect. Understairs cupboard, stairs rising to first floor, radiator.

Cloakroom

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

Kitchen

15' 2" into bay x 9' 8" (4.62m into bay x 2.95m)
Double glazed bay window to front 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 double oven with inset gas hob and hood over. Integral dishwasher and washing machine. Vertical radiator.

Lounge

15' 11" x 11' 6" (4.85m x 3.51m)
Double glazed window to rear aspect. Double glazed french doors leading to garden.

First Floor Landing

Stairs rising to first floor. Doors leading to bedrooms 2, 3, 4 and bathroom. Radiator.

Bedroom Two

12' 2" x 9' 4" (3.71m x 2.84m)
Double glazed window to front aspect. Double built in wardrobe. Radiator.

Bedroom Three

11' 9" x 9' 1" (3.58m x 2.77m)
Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Four

10' 1" x 6' 9" (3.07m x 2.06m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Second Floor Landing

Built in wardrobe. Door leading to:-

Bedroom One

20' 3" max x 9' 9" (6.17m max x 2.97m)
Double glazed window to front aspect. Velux window to rear aspect. Large airing cupboard and double built in wardrobe. Radiator.

Ensuite

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

Front Garden

A driveway runs alongside the property and leads to the garage. Outside power point. The remainder of the garden is enclosed with a picket fence and has artificial lawn.

Rear Garden

The low maintenance rear garden commences with a decked seating area and has areas of artificial lawn. Outside power point and lights. Gate leading to driveway.

Garage

17' 1" x 8' 10" (5.21m x 2.69m)
Up and over doors. Power and light connected.



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Grantham Avenue, Great Cornard, Sudbury

- Modern semi detached home
- Four bedrooms
- En-suite to market
- Beautiful kitchen
- Spacious lounge

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110626 - 0003

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