

Pot Kiln Road, Great Cornard, Sudbury CO10 0DG

welcome to

Pot Kiln Road, Great Cornard, Sudbury

Set within a popular location giving easy access to highly regarded local schools is this extended five bedroom detached home. The property offers spacious and flexible accommodation, and is further enhanced with ample off road parking and a large garden with studio/home office.













Entrance Hall

Double glazed entrance door. Double glazed windows to both sides. Storage cupboard.

Ground Floor Bedroom Four

15' 9" max x 10' 10" max (4.80m max x 3.30m max) Double glazed window to front aspect. Underfloor heating control. Built in wardrobe.

Ground Floor Bedroom Five

13' 9" x 10' 10" (4.19m x 3.30m)

Double glazed window to front aspect. Underfloor heating control.

Shower Room

Double glazed window to side aspect. Suite comprising WC, vanity wash hand basin and shower cubicle. Heated towel rail. Underfloor heating control.

Lounge

26' 3" max x 17' 10" (8.00m max x 5.44m) Bi-fold doors to rear aspect. Hidden built in storage. Stairs rising to first floor. Underfloor heating. oak flooring. Opening onto:-

Kitchen / Breakfast Room

16' 3" x 13' 3" (4.95m x 4.04m)

Double glazed windows to front and rear aspects. Double glazed door to rear aspect. Vaulted veiling with two velux windows. Fitted kitchen with a range of matching wall and base units over areas of marble work surface and matching breakfast island. Sink with mixer tap set into marble worktop. Integral fridge/freezer and dishwasher. Rangemaster oven with hood over. Underfloor heating. Oak flooring. Door leading to:-

Utility Room

10' 10" x 6' 10" (3.30m x 2.08m)

Double glazed window to side aspect. Storage cupboard. Sink set into work top. Plumbing for washing machine.

Galleried Landing

Velux window. Airing cupboard and boiler cupboard.

Bedroom One

16' 10" x 12' 2" (5.13m x 3.71m) Double glazed window to rear aspect. Radiator.

Bedroom Three

Two velux windows. Radiator.

Bedroom Two

15' 1" x 15' (4.60m x 4.57m) Two velux windows. Radiator.

Bedroom Three

 $16' \ 9" \ x \ 12' \ 10" \ (5.11m \ x \ 3.91m)$ Double glazed window to side aspect. Radiator.

Bathroom

Velux window. Suite comprising WC, vanity wash hand basin, shower cubicle and bath with mixer tap and shower over. Heated towel rail.

Front Garden

A large block paved driveway provides ample off road parking.

Rear Garden

The rear garden commences with a large patio seating terrace. The remainder is predominantly laid to lawn. At the rear of the garden is a studio measuring 7m by 3.5m with power and light connected.





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Pot Kiln Road, Great Cornard, Sudbury

- Five bedrooms (two ground floor and three first floor)
- Extended detached house
- Large rear garden with studio/home office
- Ample off road parking
- Popular area close to highly regarded schools
- Ground floor & first floor bathrooms

Tenure: Freehold EPC Rating: E

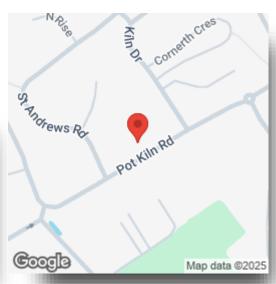
Council Tax Band: C

£500.000









Please note the marker reflects the postcode not the actual property

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