



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 ceiling 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.



view this property online williamhbrown.co.uk/Property/SUD110921



welcome to

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

view this property online [williamhbrown.co.uk/Property/SUD110921](https://www.williamhbrown.co.uk/Property/SUD110921)



Property Ref:
SUD110921 - 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](https://www.williamhbrown.co.uk)