



Queensway, Great Cornard, Sudbury CO10 0HQ

welcome to

Queensway, Great Cornard, Sudbury

Set within this popular location giving easy access to highly regarded local schooling is this 3 bedroom semi detached home with views over the recreation ground & offering scope for extension (STP). The property also offers a spacious lounge and kitchen/diner and is enhanced with a private garden,



Entrance Hall

Double glazed door and double glazed window to front aspect. Stairs rising to first floor. Radiator.

Lounge

13' 8" x 11' 10" (4.17m x 3.61m)

Double glazed window to front aspect. Fireplace housing gas fire. Radiator.

Kitchen / Diner

18' 1" x 9' 11" (5.51m x 3.02m)

Double glazed window to rear aspect and double glazed door to side aspect. Double glazed patio doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Central heating boiler. Understairs cupboard. Radiator.

Landing

Double glazed window to side aspect. Access to loft. Airing cupboard.

Bedroom One

11' 1" x 10' 3" + door recess (3.38m x 3.12m + door recess)

Double glazed window to rear aspect with views over the recreation ground. Radiator.

Bedroom Two

12' 8" x 9' 10" max (3.86m x 3.00m max)

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

A driveway leads to the garage. The remainder is predominantly laid to lawn with shrubs to borders.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with shrubs to borders. Shed to remain. door leading to garage. Gate leading to recreation ground at the rear.

Garage

14' 3" x 8' 3" (4.34m x 2.51m)

Up and over doors.



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Queensway, Great Cornard, Sudbury

- Three bedrooms
- Semi detached home
- Views over the recreation ground to the rear
- Private rear garden
- Popular location

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

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD106267 - 0004

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