

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.





welcome to

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

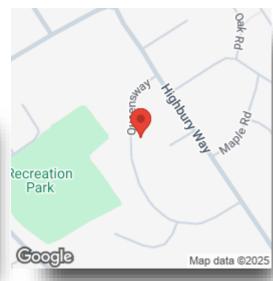
offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD106267



Property Ref: SUD106267 - 0004

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.

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.





01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2FN



williamhbrown.co.uk