



Windmill Close, Great Cornard, Sudbury CO10 0FL

welcome to

Windmill Close, Great Cornard, Sudbury

Set within one of the areas most exclusive locations is this exceptional four bedroom detached home, offering well presented and spacious accommodation including a large lounge, dining room and beautiful kitchen. The property is further enhanced with ample parking and a double garage.



Entrance Hall

Door to front aspect. Two full height double glazed windows with side panels. Two double glazed windows. Stairs rising to first floor. Understairs cupboard, radiator.

Cloakroom

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

Lounge

20' 10" x 12' 3" (6.35m x 3.73m)
Double glazed window to front aspect and double glazed french doors to rear aspect. Two radiators. Double doors leading to:-

Dining Room

11' x 11' 3" (3.35m x 3.43m)
Double glazed window to front aspect. Radiator. Door leading to:-

Kitchen / Breakfast Room

14' 9" x 9' 7" (4.50m x 2.92m)
Double glazed windows to front and side aspects. 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 fridge/freezer and integral dishwasher. Opening onto:-

Utility Room

9' 8" x 5' 6" (2.95m x 1.68m)
Double glazed window to rear aspect and double glazed door leading to garden. Fitted with wall and base units to match the kitchen. Stainless steel sink and drainer unit. Integral washing machine. Central heating boiler.

Landing

9' 8" x 5' 6" (2.95m x 1.68m)
Airing cupboard.

Bedroom One

11' 8" x 11' 4" + recess (3.56m x 3.45m + recess)
Double glazed window to front aspect. Double built in wardrobes. Radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator, extractor fan.

Bedroom Two

12' 3" x 11' 9" (3.73m x 3.58m)
Double glazed window to front aspect. Double built in wardrobe, radiator.

Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m)
Double glazed window to rear aspect. Built in wardrobe, radiator.

Bedroom Four

10' 2" max x 8' 8" (3.10m max x 2.64m)
Double glazed window to rear aspect. Built in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator, extractor fan.

Front Garden

A large block paved driveway leads to the detached double garage and the remainder is predominantly laid to shingle with mature shrubs.

Rear Garden

The rear garden commences with a patio seating terrace, with the remainder being predominantly laid to lawn with flower beds and a small pond. Side access gate.

Double Garage

17' 10" x 17' 6" (5.44m x 5.33m)
Two up and over doors. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD110834



welcome to

Windmill Close, Great Cornard, Sudbury

- Four bedroom detached home
- Highly regarded location
- En suite to master, family bathroom and ground floor cloakroom
- Spacious lounge and dining room
- Beautiful kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110834



Property Ref:
SUD110834 - 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