



**Maldon Court, Great Cornard, Sudbury CO10 0LX**

**welcome to**

## **Maldon Court, Great Cornard, Sudbury**

Set within a popular part of Great Cornard is this three bedroom home offering spacious accommodation throughout and further enhanced with a private garden and garage in block.



**Entrance Hall**

8' 3" x 5' 8" ( 2.51m x 1.73m )

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

**Kitchen**

13' 5" x 8' 2" ( 4.09m x 2.49m )

Double glazed window to rear aspect. Double glazed door 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 with one and a half bowl. Integral oven and hob with extractor over. Space for appliances.

**Lounge**

19' 5" x 10' 10" max ( 5.92m x 3.30m max )

Double glazed window to front aspect. Double glazed french doors leading to conservatory. Two radiators.

**Conservatory**

10' 4" x 9' 11" ( 3.15m x 3.02m )

Double glazed windows to three aspects. Double glazed french doors leading to garden.

**Landing**

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

**Bedroom One**

13' 4" x 10' 10" ( 4.06m x 3.30m )

Double glazed window to front aspect. Radiator.

**Bedroom Two**

11' 9" x 8' 5" + recess ( 3.58m x 2.57m + recess )

Double glazed window to rear aspect. Radiator.

**Bedroom Three**

9' 5" x 7' 8" ( 2.87m x 2.34m )

Double glazed window to front aspect. Radiator.

**Bathroom**

Double glazed window to front aspect. Suite

comprising vanity wash hand basin and bath.

**Cloakroom**

Double glazed window to front aspect. Low level

WC. Radiator.

**Rear Garden**

There are areas of lawn and seating areas. Pond.

Rear gate. Brick shed.

**Garage**

In block.



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## Maldon Court, Great Cornard, Sudbury

- Three bedrooms
- Spacious lounge
- Conservatory
- Popular location
- Garage in block

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£210,000**



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