



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.



view this property online williamhbrown.co.uk/Property/SUD110552



welcome to

Maldon Court, Great Cornard, Sudbury

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

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200,000



view this property online williamhbrown.co.uk/Property/SUD110552

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.



Property Ref:
SUD110552 - 0005

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