



Wells Hall Road, Great Cornard, Sudbury CO10 0NH

welcome to

Wells Hall Road, Great Cornard, Sudbury

NO ONWARD CHAIN Set within a popular location giving easy access to highly regarded schools is this detached home, sitting on a generous plot with ample parking, detached garage & large rear garden. The property offers spacious living accommodation and could be prime for extension (stp)



Entrance Porch

Entrance door. Windows to front and rear aspects. Door leading to:-

Entrance Hall

Radiator Stairs rising to first floor.

Lounge

15' 5" x 14' 3" into bay (4.70m x 4.34m into bay)
Double glazed box bay window to front aspect. Gas fire. Two radiators.

Kitchen

12' x 8' 11" (3.66m x 2.72m)
Two windows to side aspect and stable style door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Radiator.

Landing

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

Bedroom One

15' 5" x 12' (4.70m x 3.66m)
Double glazed window to front aspect with views over the school playing fields. Radiator.

Bedroom Two

15' 5" x 9' 5" (4.70m x 2.87m)
Double glazed window to rear aspect. Radiator.

Office / Cot Room

8' 11" x 4' 8" (2.72m x 1.42m)
Double glazed window to side aspect. Radiator.

Bathroom

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

Front Garden

A gate leads to the driveway that in turn leads to the detached garage. The remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a paved seating area with the remainder being predominantly laid to lawn with mature shrubs and trees.

Detached Garage

16' 7" x 8' 3" (5.05m x 2.51m)
Window to rear aspect. Up and over door. Power and light connected.



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welcome to

Wells Hall Road, Great Cornard, Sudbury

- No onward chain
- Detached home
- Two/Three bedrooms
- Two reception rooms
- Ample off road parking & detached garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110947 - 0003

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