



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.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/SUD110947



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: E
Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110947



Property Ref:
SUD110947 - 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.

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