



SUDBURYS
INDEPENDENT ESTATE AGENTS



£275,000

107 Kempson Drive
Great Cornard
Sudbury
Suffolk
CO10 0YF

EPC Rating 'TBC'

Council Tax Band B

- THREE BEDROOMS
- SHOWER ROOM
- SEPARATE WC
- ENTRANCE HALL
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- DOUBLE GLAZING
- GARAGE

Sudburys

1 Borehamgate
King Street
Sudbury
Suffolk
CO10 2EG

Ground Floor Layout and Features

The property is entered through a front-facing UPVC door with a matching sidelight, leading into an entrance hall measuring 13 feet 6 inches by 6 feet. The hall contains the stairs to the first floor and provides access to the main living areas. The lounge and dining room is a single, expansive space measuring 23 feet 7 inches by 11 feet 3 inches, which narrows to 9 feet 3 inches in one section. This room features a window at the front elevation and patio doors that open to the rear aspect. The kitchen, which measures 9 feet 4 inches by 7 feet 9 inches, is equipped with fitted units along three walls. These units include wood-effect worktops and a one-and-a-half bowl inset sink with cupboards underneath. The kitchen is outfitted with a slot-in electric/gas cooker, flanked by work surfaces with drawers and cupboards, and provides dedicated space and plumbing for an automatic washing machine and a tumble dryer. Additional features include a larder cupboard, an extractor fan, matching wall-mounted cupboards, a window to the rear elevation, and a frosted UPVC door providing access to the rear garden.

First Floor Accommodations

The first floor is accessed via a landing that features a window to the side aspect. This area provides entry to three bedrooms and the bathroom facilities. Bedroom one measures 10 feet 4 inches by 9 feet, includes a window to the front elevation, and is equipped with fitted wardrobes. Bedroom two is 11 feet 3 inches by 10 feet 2 inches and has a window overlooking the rear elevation. The third bedroom measures 8 feet 6 inches by 7 feet 3 inches and features a window to the front elevation. The property includes a separate shower room and WC. The shower room contains a separate shower cubicle, a wash hand basin inset into a vanity unit with cupboards below, and a mirrored cupboard with a light above the basin. The room is fully tiled and has a window to the rear elevation. The separate WC features a close-fitted toilet with a storage cupboard above and a window to the side.

Exterior Features

The property's exterior spaces are accessed from multiple points within the home. The rear garden is directly accessible from the ground floor via a frosted UPVC door in the kitchen, as well as through patio doors in the lounge/dining room. The property also features windows on its side aspect, located on the first-floor landing and within the separate WC, providing additional natural light and views of the outside.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Contact Us

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Opening Hours

Mon-Fri: 9am – 5.00pm
Sat: 9am – 1pm