





Crab Hill Cottage, Prospect Hill, Great Cornard, Sudbury CO10 0PQ

william h brown

welcome to

Crab Hill Cottage, Prospect Hill, Great Cornard, Sudbury

A three bedroom detached property, in need of renovation, situated in a sought after location with field views, and offered with no onward chain.

Entrance Porch
Door to front aspect. Double glazed window to side aspect. Door leading to:-

Dining Room
Two double glazed windows to front aspect. Stairs rising to first floor. Fireplace. Radiator. Opening onto Lounge. Door leading to kitchen and double doors leading to garden room. Door to:-

Cloakroom
Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

Lounge
Large double glazed window with field views and double glazed door leading to garden. Fireplace. Media wall. Radiator.

Kitchen / Diner
Dual aspect. Double glazed windows. Part vaulted ceiling. Stable style door leading to garden. 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. Integral fridge/freezer. Space for appliances. Radiator.

Garden Room
Double glazed windows to three aspects. Vaulted ceiling.

Landing
Access to loft. Large airing cupboard and storage cupboard.

Bedroom One
Dual aspect. Double glazed window with field views. Radiator.

Ensuite
Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail.

Bedroom Two
Double glazed windows with field views. Radiator.

Bedroom Three
Double glazed window with field views. Radiator.

Bathroom
Double glazed window. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

Garden
The property sits at a central position on a large plot. To the rear of the lounge there is a large patio seating terrace with field views. the remainder of the garden is predominantly laid to lawn with mature shrubs and trees. Natural pond with ornate wall. Brick outbuildings with power connected. Oil tank.

Agent Note
We understand that the property is accessed via a private lane to which the vendors of Crab Hill Cottage have a right of access over for pedestrian and vehicular access.

What3Words ///soulful.photo.loudness

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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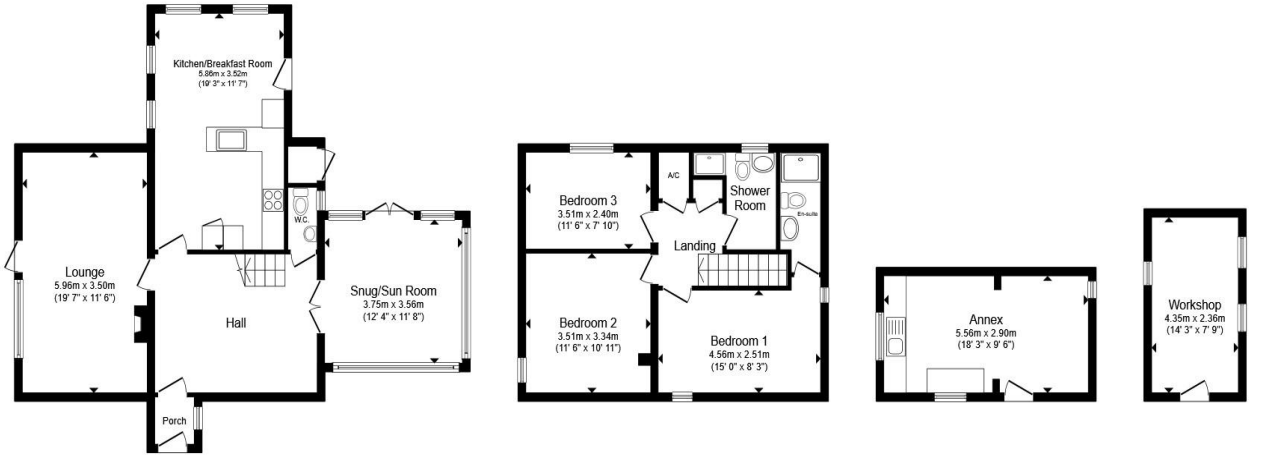
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Crab Hill Cottage, Prospect Hill, Great Cornard, Sudbury

- Three bedrooms
- Beautiful garden
- Stunning field views
- Rural setting
- Detached cottage believed to be dated back to 1848

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£400,000



Total floor area 149.6 m² (1,611 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111246 - 0009

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