



**Pot Kiln Road, Great Cornard, Sudbury CO10 0DG**



**welcome to**

**Pot Kiln Road, Great Cornard, Sudbury**

Occupying a generous plot with ample parking, detached garage and large garden within this popular location giving easy access to highly regarded locals schools is this stunning detached home, offering flexible and spacious accommodation throughout.



### **Entrance Hall**

Double glazed door to front aspect. Double glazed windows to front and side aspects. Feature fire place with chimney. Door leading to:-

### **Inner Lobby**

Double glazed window to side aspect. Stairs rising to first floor.

### **Inner Hall**

Door leading to cellar. Doors leading to lounge, kitchen and:-

### **Dining Room**

Double glazed windows with lead lights to front aspect. Fireplace with inset multi fuel burner. Radiator.

### **Lounge**

Two double glazed windows to side aspect. Double glazed french doors leading to garden. Fireplace with inset wood burner. Two radiators. Door leading to rear lobby.

### **Kitchen**

Double glazed window 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. Central heating boiler, large pantry, water softener. Radiator. Door leading to:-

### **Utility Room**

Double glazed window to side aspect. Fitted with matching units. Butler sink. Plumbing for washing machine. Door leading to cloakroom and:-

### **Rear Lobby**

Double glazed window and door to rear aspect. Stairs rising to first floor. Understairs cupboard, built in storage cupboard. Radiator.

### **First Floor Landing**

Door to bedrooms one and two.

### **Bedroom One**

Double glazed window to front aspect. Walk in storage with double glazed window to front aspect. Radiator.

### **Ensuite**

Double glazed window to front aspect. Velux window. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, radiator.

### **Bedroom Two**

Two velux windows. Built in wardrobe. Airing cupboard. Radiator. Door leading to second floor landing and:-

### **Ensuite**

Velux window. Suite comprising low level WC, wash hand basin and shower cubicle. Eaves storage. Radiator.

### **Second Floor Landing**

Double glazed window to rear aspect. Doors leading to bathroom and:-

### **Bedroom Three**

Double glazed window to rear aspect. Two velux windows. Eaves storage. Radiator.

### **Bathroom**

Velux window. Suite comprising low level WC, wash hand basin and bath. Storage cupboard, extractor fan.

### **Cellar**

Double glazed window. Power and light connected. Radiator. Double glazed door leading to external steps.

### **Front Garden**

A large block paved and shingle driveway provides ample off road parking. A set of gates open to an extension of the drive and leads to the double garage.

### **Rear Garden**

The rear garden commences with a patio seating terrace and the remainder is predominantly laid to lawn. Door to garage and office. Rear access steps leading to cellar.

### **Detached Double Garage**

Up and over doors. Power and light connected.

### **Office**

Window to side aspect. Power and light connected.



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welcome to

## Pot Kiln Road, Great Cornard, Sudbury

- Stunning detached home
- Three bedrooms
- Large rear garden
- Ample off road parking and detached garage
- Flexible and spacious accommodation throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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