



Layzell Croft, Great Cornard, Sudbury CO10 0JY

welcome to

Layzell Croft, Great Cornard, Sudbury

Set within a highly regarded location is this well presented four bedroom home, offering spacious accommodation throughout including stunning family kitchen and large lounge. The property is enhanced with a private garden, ample parking and garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator. Door leading to kitchen.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Heated towel rail.

Kitchen / Diner

26' 2" x 8' 5" (7.98m x 2.57m)

Two double glazed windows to rear aspect and double glazed french doors to rear aspect. Double glazed 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 mixer tap, drinking tap, water softener and one and a half bowl. Integral dishwasher and fridge/freezer. Integral double oven with inset five ring gas hob and hood over. Central heating boiler, two radiators. Opening onto:-

Lounge

13' 11" into bay x 11' 5" (4.24m into bay x 3.48m)
Double glazed box bay window to front aspect.
Fireplace housing electric fire. Radiator.

Landing

Access to loft via ladder.

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m)

Double glazed window to rear aspect with views over the meadow. Radiator.

Ensuite

Two double glazed windows to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

Bedroom Two

13' 9" x 8' 3" (4.19m x 2.51m)

Double glazed window to front aspect. Radiator.

Bedroom Three

11' 9" x 9' 2" + recess (3.58m x 2.79m + recess)

Double glazed window to front aspect. Range of fitted wardrobes. Radiator.

Bedroom Four

9' max x 8' 6" (2.74m max x 2.59m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC vanity wash hand basin and bath with shower over. Airing cupboard, radiator.

Front Garden

A block paved driveway runs to the side of the property with mature shrubs on either side.

Rear Garden

The rear garden commences with a patio seating terrace and also has a further seating area to the rear. Side access with a gate leading to the front door and to the garage. The remainder is predominantly laid to lawn and shrubs. Outside tap and lighting. Shed to remain.

Garage

17' 1" x 8' (5.21m x 2.44m)

Up and over doors. Power and light connected,



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welcome to

Layzell Croft, Great Cornard, Sudbury

- Easy access to local schools
- Four bedrooms
- Ample off road parking & garage
- Well presented detached home
- Private rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111040 - 0005

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