



Grace Farrant Road, Great Cornard, Sudbury CO10 0FJ



**william
h brown**

welcome to

Grace Farrant Road, Great Cornard, Sudbury

Set within a highly regarded development is this spacious and modern three bedroom semi detached home. The property offers a spacious lounge and stunning kitchen/diner and is further enhanced with ample off road parking.



Entrance Hall

Double glazed entrance door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator, extractor fan.

Lounge

Double glazed window to front aspect. Built in media wall. radiator.

Kitchen / Diner

Double glazed windows to rear and side aspects and double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob with hood over. Understairs cupboard, cupboard housing central heating boiler. Space for appliances.

Landing

Access to loft. Two storage cupboards.

Bedroom One

Double glazed window to front aspect. Radiator.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator, extractor fan.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed windows to rear and side aspects. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

Exterior

A driveway provides ample off road parking, the rear garden commences with a patio seating area to the immediate rear of the property with a further seating area to the rear of the garden, the remainder of the garden is mainly laid to lawn, side gate.



view this property online williamhbrown.co.uk/Property/SUD111351



welcome to

Grace Farrant Road, Great Cornard, Sudbury

- Three bedrooms
- Modern semi detached home
- Popular location
- Easy access to highly regarded schools
- Spacious lounge

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SUD111351](https://www.williamhbrown.co.uk/Property/SUD111351)



Property Ref:
SUD111351 - 0002

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](https://www.williamhbrown.co.uk)