



**Cornard Road, Sudbury CO10 2XB**



**welcome to**

**Cornard Road, Sudbury**

**\*NO ONWARD CHAIN\*** Situated on the edge of the town centre giving easy access to local amenities is this impressive three bedroom bay fronted Victorian home with high ceilings & retaining many original features. The property offers spacious and flexible accommodation & is enhanced with ample parking.



### Entrance Porch

Covered porch leading to front door.

### Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to cellar.

### Lounge

15' 11" x 14' 4" ( 4.85m x 4.37m )

Double glazed bay window to front aspect. Fireplace. Two radiators.

### Dining Room

12' 4" x 11' 4" ( 3.76m x 3.45m )

Double glazed window to rear aspect. Fireplace. Radiator.

### Rear Lobby

Double glazed door to side aspect. Built in storage. Door leading to:-

### Kitchen

13' 8" x 11' 7" ( 4.17m x 3.53m )

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 and mixer tap. Integral dishwasher, integral oven with hob and extractor over. Central heating boiler. Opening onto utility area, which in turn leads to the garden room.

### Garden Room

10' 1" x 6' 11" ( 3.07m x 2.11m )

Double glazed windows to three aspects. Double glazed french doors leading to garden. Radiator. Door leading to:-

### Cloakroom

Suite comprising low level WC and wash hand basin.

### Cellar

18' 10" max x 11' 1" ( 5.74m max x 3.38m )

Power and light connected. Pool table with all game equipment included in the sale.

### Split Level Landing

Doors leading to bedrooms and bathroom.

### Bedroom One

16' x 14' 4" ( 4.88m x 4.37m )

Double glazed bay window to front aspect. Fitted bedroom furniture. Radiator.

### Bedroom Two

12' 9" x 11' 4" ( 3.89m x 3.45m )

Double glazed window to rear aspect. Feature fire place. Radiator.

### Bedroom Three

12' 10" x 11' 10" max ( 3.91m x 3.61m max )

Double glazed window to rear aspect. Radiator.

### Cot Room / Study

6' 7" x 4' 1" ( 2.01m x 1.24m )

Double glazed window to front aspect.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, bidet and large shower cubicle. Radiator.

### Rear Garden

The property has a wide side access with a gate to the front. There is a patio seating terrace with the remainder being predominantly laid to lawn with beds to borders. There is also a further patio at the rear of the garden.



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## Cornard Road, Sudbury

- No onward chain
- Three bedrooms plus cot room/study
- Two spacious reception rooms, garden room and cellar
- Ample off road parking
- First floor bathroom and ground floor cloakroom

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£450,000**



Please note the marker reflects the postcode not the actual property

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