



Cornard Road, Sudbury CO10 2XB

 william
h brown

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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welcome to

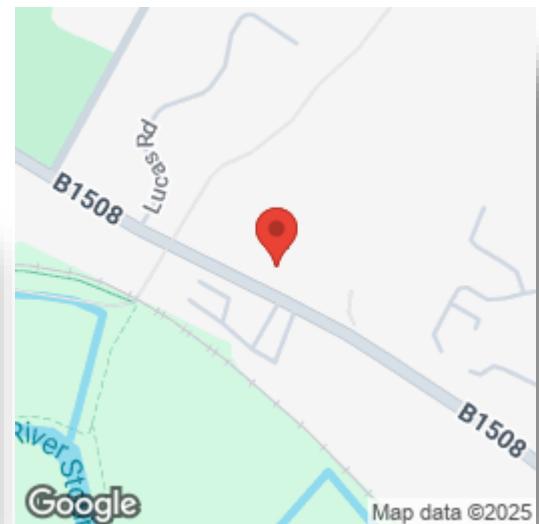
Cornard Road, Sudbury

- 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



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Property Ref:
SUD110977 - 0003

 william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk