



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: Awaiting

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110736 - 0003

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