



**Pecoakes Close, Great Cornard, Sudbury CO10 0NQ**



**welcome to**

**Pecockes Close, Great Cornard, Sudbury**

Set within the popular Sycamores development and giving easy access to highly regarded schools is this extended three bedroom home. The property offers spacious living accommodation and is enhanced with a private garden, garage and parking.



**Entrance Porch**

Double glazed door to front aspect. Electric radiator. Double glazed patio style door leading to lounge and door leading to:-

**Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Storage heater.

**Lounge / Diner**

23' 7" x 10' 8" ( 7.19m x 3.25m )  
Double glazed patio doors leading to conservatory. Two electric radiators. Door leading to stairs rising to first floor. Opening onto:-

**Kitchen**

9' 10" x 7' 10" ( 3.00m x 2.39m )  
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances.

**Conservatory**

11' 1" x 10' 8" ( 3.38m x 3.25m )  
Double glazed windows to three aspects. double glazed french doors leading to garden. Electric radiator.

**Landing**

Access to loft. Large airing cupboard. Electric radiator.

**Bedroom One**

13' 1" x 8' 8" ( 3.99m x 2.64m )  
Double glazed window to rear aspect. Double built in wardrobe. Electric radiator.

**Bedroom Two**

9' 9" x 8' 8" ( 2.97m x 2.64m )  
Double glazed window to front aspect. Electric radiator.

**Bedroom Three**

9' 11" max x 9' 10" ( 3.02m max x 3.00m )  
Double glazed window to rear aspect. Electric radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Heated towel rail, extractor fan.

**Front Garden**

The property has a double width driveway that leads to the garage.

**Rear Garden**

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with rear gate access.

**Garage**

19' 7" max x 7' 10" ( 5.97m max x 2.39m )  
Up and over door. Power and lighting connected.

**Agent's Note**

The property is fully electric but the vendor has advised that gas is connected to the property.



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## **Pecockes Close, Great Cornard, Sudbury**

- Three bedrooms
- Ground floor cloakroom
- Spacious lounge/diner
- Conservatory
- Easy access to highly regarded schools

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111046 - 0005

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**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**