

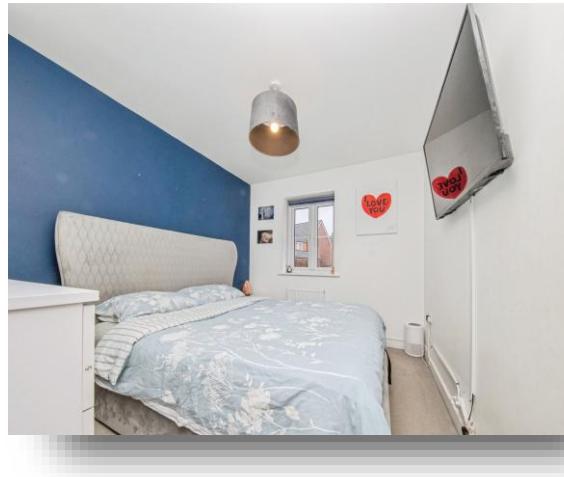


Grace Farrant Road, Great Cornard, Sudbury CO10 0ED

welcome to

Grace Farrant Road, Great Cornard, Sudbury

Set within this highly regarded modern development and giving easy access to local schools is this beautiful three bedroom semi detached home with a spacious lounge and stunning kitchen/diner that is enhanced with ample off road parking, ground floor W.C and en-suite.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Door to lounge and:-

Cloakroom

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

Lounge

Double glazed window to front aspect. Radiator. Door leading to:-

Kitchen / Diner

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 with one and a half bowl. Integral oven with hob and extractor over. Central heating boiler. Space for appliances.

Landing

Access to loft. Storage cupboard. Radiator.

Bedroom One

Double glazed window to rear aspect. Radiator.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

A driveway provides off road parking.

Rear Garden

The rear garden commences with a patio seating area, with the remainder predominantly laid to lawn with shrubs to borders. Shed. Side gate.



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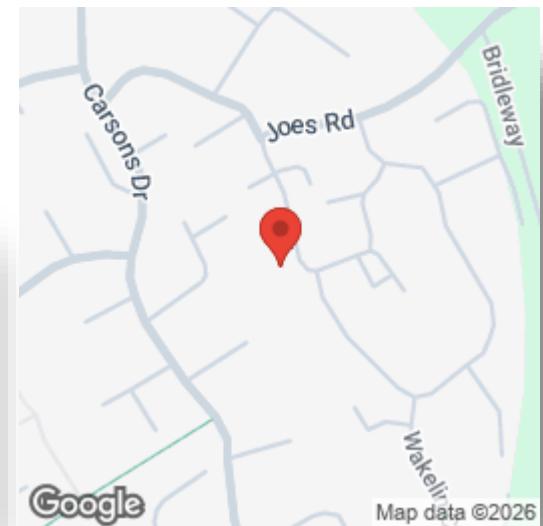
- Still covered by its NHBC
- Modern semi detached home
- Three bedrooms
- Ground floor cloakroom, En-suite and family bathroom
- Spacious lounge

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£300 000



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Property Ref:
SUD111178 - 0002

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