



**Nursery Road, Great Cornard, Sudbury CO10 0NJ**

**welcome to**

**Nursery Road, Great Cornard, Sudbury**

Set within a popular location giving easy access to local schools is this extended three/four bedroom home offering well-presented and flexible accommodation throughout, including large lounge/diner, beautiful kitchen and studio that is enhanced with off road parking.



**Kitchen / Diner**

Double glazed front door and double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink with mixer tap set into wooden worktops. Integral oven and hob with extractor over. Central heating boiler. Stairs rising to first floor. Door leading to salon/ground floor bedroom and opening onto:-

**Lounge**

Double glazed window to rear aspect. Opening onto:-

**Dining Room / Garden Room**

Double glazed french doors leading to garden. Radiator.

**Studio / Salon**

Double glazed door and double glazed window to front aspect. Door leading to:-

**Ensuite**

Suite comprising low level WC and shower cubicle. Extractor fan. The toilet has a macerator, but this is not currently working.

**Landing**

Storage cupboard. Access to loft via ladder. Radiator.

**Bedroom One**

Double glazed window to rear aspect. Radiator.

**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, vanity wash hand basin and bath with mixer tap and shower over. Heated towel rail.

**Loft Room**

Velux window. Electric heater.

**Front Garden**

A paved driveway provides off road parking.

**Rear Garden**

The rear garden commences with a patio area. There is an area of artificial lawn and rear gate access.



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## Nursery Road, Great Cornard, Sudbury

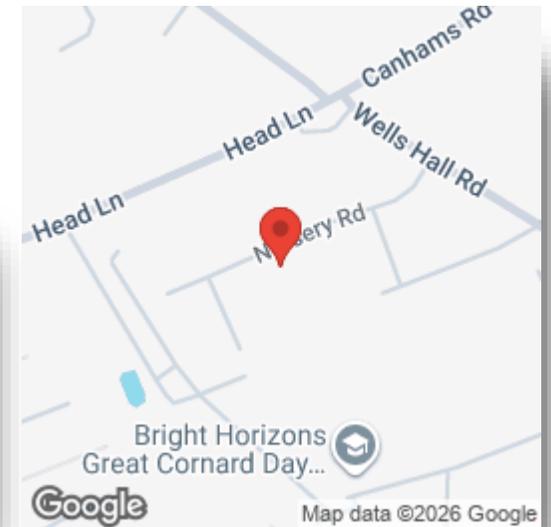
- Three first floor bedrooms
- Studio/Ground floor fourth bedroom with en-suite
- Off road parking
- Useful loft room
- Extended terraced home

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111235 - 0003

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