



Minsmere Way, Great Cornard, Sudbury CO10 0LD



welcome to

Minsmere Way, Great Cornard, Sudbury

This incredibly well presented three bedroom home offers bright and spacious accommodation throughout with open plan style kitchen/diner and large lounge, and is set within a popular part of Great Cornard allowing easy access to highly regarded local schools and amenities.



Entrance Hall

Double glazed door to front aspect. Storage cupboard. Understairs cupboard. Radiator.

Cloakroom

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

Lounge

Double glazed window to front aspect. Double glazed french door leading to garden. Radiator.

Kitchen / Diner

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Stairs rising to first floor. Fitted Magnet kitchen with a range of matching wall and base units over areas of work surface. Sink set into Minerva worktop. Integral double oven with inset five ring gas hob. Integral fridge/freezer. Integral dishwasher and washing machine. Vertical radiator.

Landing

Access to loft. Storage cupboard. Cupboard housing central heating boiler.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer tap and shower over. Heated towel rail.

Cloakroom

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

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with a brick shed. External power point. Timber shed.

Agent Note

The property is classed as non-standard construction, any buyer is advised to make further checks regarding this, in particular if you are a mortgage buyer.



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welcome to

Minsmere Way, Great Cornard, Sudbury

- Three bedrooms
- Open plan style kitchen/dining room
- Spacious lounge
- Ground floor cloakroom
- Non-standard construction

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111406 - 0002

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