



**Grantham Avenue, Great Cornard, Sudbury CO10 0ZQ**

**welcome to**

**Grantham Avenue, Great Cornard, Sudbury**

Set on the edge of this popular modern development is this deceptively spacious one bedroom home with open plan kitchen living that is enhanced with a ground floor W.C, Private garden and Off road parking.



**Entrance Hall**

Double glazed door to front aspect. Radiator. Door leading to kitchen and:-

**Cloakroom**

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

**Open Plan Kitchen / Living**

19' 5" x 12' 2" max ( 5.92m x 3.71m max )

Double glazed window to front aspect. Double glazed french doors leading to garden. Stairs rising to first floor. Understairs cupboard, radiator. Stainless steel sink and drainer unit. Integral oven with hob and hood over. Space for appliances. Cupboard housing central heating boiler.

**Landing**

Double glazed window to front aspect. Radiator.

**Bedroom One**

12' 2" max x 12' ( 3.71m max x 3.66m )

Double glazed window to front 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.

**Front Garden**

Parking space to the front and shared visitors space.

**Rear Garden**

The rear garden commences with a patio seating area and the remainder is predominantly laid to shingle. Shed to remain. Rear gate access.



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## Grantham Avenue, Great Cornard, Sudbury

- Popular location
- One bedroom
- Off road parking and shared visitors space
- Private garden
- Open plan kitchen/living

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

offers in the region of

**£195,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111112 - 0005

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