



**Wells Hall Road, Great Cornard, Sudbury CO10 0NH**

**welcome to**

**Wells Hall Road, Great Cornard, Sudbury**

\*NO ONWARD CHAIN\* Set within a popular location giving easy access to highly regarded schools is this detached home, sitting on a generous plot with ample parking, detached garage & large rear garden. The property offers spacious living accommodation and could be prime for extension (stp)



### **Entrance Porch**

Entrance door. Windows to front and rear aspects. Door leading to:-

### **Entrance Hall**

Radiator Stairs rising to first floor.

### **Lounge**

15' 5" x 14' 3" into bay ( 4.70m x 4.34m into bay )

Double glazed box bay window to front aspect. Gas fire. Two radiators.

### **Kitchen**

12' x 8' 11" ( 3.66m x 2.72m )

Two windows to side aspect and stable style door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Radiator.

### **Landing**

Double glazed window to side aspect. Access to loft. Airing cupboard, radiator.

### **Bedroom One**

15' 5" x 12' ( 4.70m x 3.66m )

Double glazed window to front aspect with views over the school playing fields. Radiator.

### **Bedroom Two**

15' 5" x 9' 5" ( 4.70m x 2.87m )

Double glazed window to rear aspect. Radiator.

### **Office / Cot Room**

8' 11" x 4' 8" ( 2.72m x 1.42m )

Double glazed window to side aspect. Radiator.

### **Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin, bidet and shower cubicle. Radiator.

### **Front Garden**

A gate leads to the driveway that in turn leads to the detached garage. The remainder is predominantly laid to lawn.

### **Rear Garden**

The rear garden commences with a paved seating area with the remainder being predominantly laid to lawn with mature shrubs and trees.

### **Detached Garage**

16' 7" x 8' 3" ( 5.05m x 2.51m )

Window to rear aspect. Up and over door. Power and light connected.

### **Agent's Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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welcome to

## Wells Hall Road, Great Cornard, Sudbury

- No onward chain
- Detached home
- Two/Three bedrooms
- Two reception rooms
- Ample off road parking & detached garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD110947 - 0005

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