



Pecoakes Close, Great Cornard, Sudbury CO10 0NQ

welcome to

Pecockes Close, Great Cornard, Sudbury

Set within the popular Sycamores development and giving easy access to highly regarded schools is this extended three bedroom home. The property offers spacious living accommodation and is enhanced with a private garden, garage and parking.



Entrance Porch

Double glazed door to front aspect. Electric radiator. Double glazed patio style door leading to lounge and door leading to:-

Cloakroom

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

Lounge / Diner

23' 7" x 10' 8" (7.19m x 3.25m)
Double glazed patio doors leading to conservatory. Two electric radiators. Door leading to stairs rising to first floor. Opening onto:-

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)
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. Space for appliances.

Conservatory

11' 1" x 10' 8" (3.38m x 3.25m)
Double glazed windows to three aspects. double glazed french doors leading to garden. Electric radiator.

Landing

Access to loft. Large airing cupboard. Electric radiator.

Bedroom One

13' 1" x 8' 8" (3.99m x 2.64m)
Double glazed window to rear aspect. Double built in wardrobe. Electric radiator.

Bedroom Two

9' 9" x 8' 8" (2.97m x 2.64m)
Double glazed window to front aspect. Electric radiator.

Bedroom Three

9' 11" max x 9' 10" (3.02m max x 3.00m)
Double glazed window to rear aspect. Electric radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Heated towel rail, extractor fan.

Front Garden

The property has a double width driveway that leads to the garage.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with rear gate access.

Garage

19' 7" max x 7' 10" (5.97m max x 2.39m)
Up and over door. Power and lighting connected.

Agent's Note

The property is fully electric but the vendor has advised that gas is connected to the property.



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welcome to

Pecockes Close, Great Cornard, Sudbury

- Three bedrooms
- Ground floor cloakroom
- Spacious lounge/diner
- Conservatory
- Easy access to highly regarded schools

Tenure: Freehold EPC Rating: E

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:
SUD111046 - 0006

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