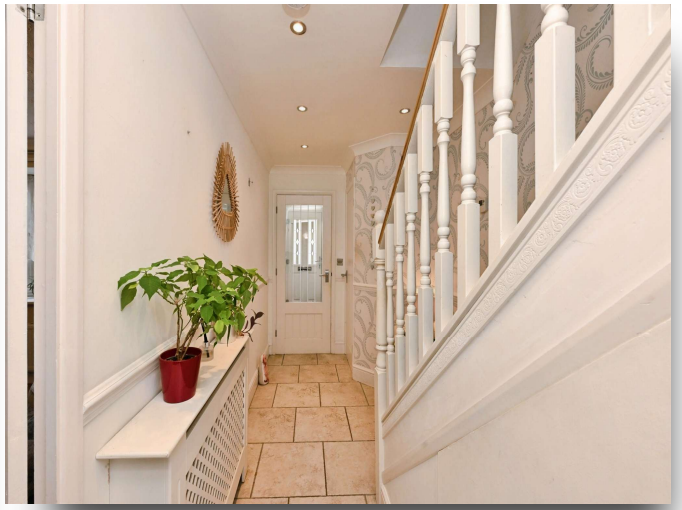






Lionel Hurst Close, Great Cornard, Sudbury, CO10 0YY

william h brown

welcome to

Lionel Hurst Close, Great Cornard, Sudbury

Set within this highly regarded location giving easy access to popular schools is this four bedroom detached home with a spacious accommodation including lounge and kitchen diner that is enhanced with parking, a garage/store and corner plot style garden.

Entrance Porch
Double glazed door to front aspect. Double glazed window to side aspect. Door leading to cloakroom and entrance hall.

Cloakroom
Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Heated towel rail.

Entrance Hall
Storage cupboard. Stairs rising to first floor. Radiator.

Lounge / Diner
Double glazed window to rear aspect and double glazed French doors leading to garden. Two radiators.

Kitchen / Diner
Double glazed window to rear aspect and double glazed French doors leading to garden. 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. Integral double oven with inset hob and hood over. Integral dishwasher. Radiator. Door leading to:-

Utility Room
Double glazed door to side aspect. Plumbing for washing machine.

Landing
Access to loft.

Bedroom One
Two double glazed windows to front aspect. Access to loft vi ladder. Large airing cupboard. Radiator.

Ensuite
Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and large shower cubicle. Heated towel rail.

Bedroom Two
Double glazed window to front aspect. Radiator.

Bedroom Three
Double glazed window to rear aspect. Fitted wardrobes, radiator.

Bedroom Four
Double glazed windows to side and rear aspects. Radiator.

Bathroom
Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with shower over. Heated towel rail, extractor fan.

Front Garden
A driveway leads to the garage. EV charging point. The remainder is predominantly laid to lawn.

Rear Garden
The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn with mature shrubs. Power point and outside tap. Shed with electricity connected.

Garage / Store
Up and over door. Power and light connected. Central heating boiler. Double glazed door leading to garden.







Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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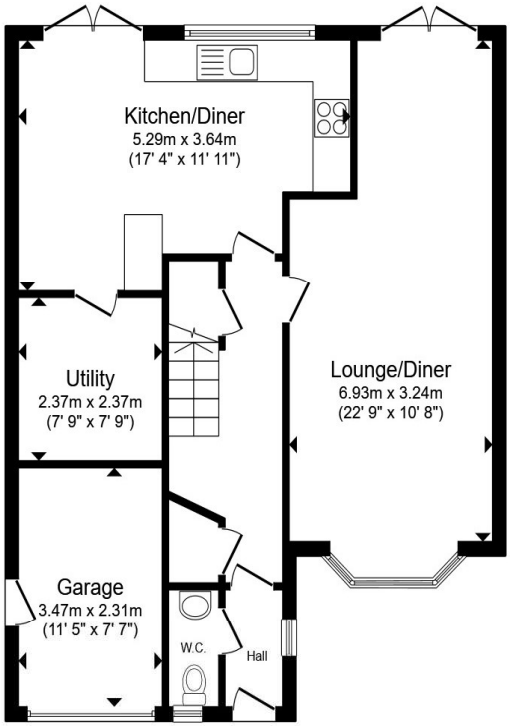
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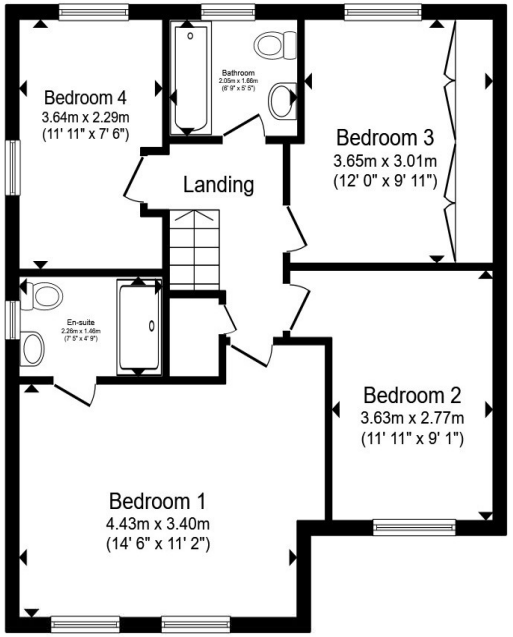
- Four bedrooms
- Detached home
- Easy access to popular schools
- Garage/store and parking
- Corner plot style garden

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

£425,000



Ground Floor



First Floor

Total floor area 127.3 m² (1,370 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111699 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.