

11 Davidson Close, Great Cornard, Sudbury, CO10 0YU



**Freehold**

**£325,000**

Subject to contract

**3 bedrooms**  
**1 reception room**  
**1 bathroom**



This beautifully presented detached property, situated in the Hedgerows of Great Cornard, offers a reception room, extended kitchen/diner

## Some details

### General information

This beautifully presented three bedroom detached property, situated on the Hedgerows, offers three well-proportioned bedrooms to the first floor along with the family bathroom whilst the ground floor accommodation is composed of a sitting room to the front aspect, extended kitchen/diner to the rear and parking to the front with private gardens to the rear. The property also benefits from a timber-framed outbuilding set to the rear boundary which would be ideal as a home office or entertainment room.

This gas centrally heated accommodation is composed of a glazed door into entrance hall with stairs to the first floor and door to sitting room set to the front aspect with a bay window and electric roller blinds flooding the room with natural light, there is a door to the rear leading through dining area of the kitchen. The kitchen, which has been extended through into the garage, has windows and French doors leading to the patio. The kitchen has work surface on three sides incorporating several integrated appliances with cupboards both above and below the work surface whilst still retaining space for further appliances such as an American style fridge/freezer.

The landing provides access and doors lead to the well-proportioned bedrooms and family bathroom. The main bedroom is set to the rear aspect along with the family bathroom, both enjoying views over the gardens behind. The main bedroom has ample space for free standing storage. Bedrooms two and three are both set to the front aspect, bedroom two is a comfortable double and bedroom three is a spacious single or home office.

### Sitting room

13' 10" x 11' 11" (4.22m x 3.63m)

### Kitchen/dining room

23' 8" x 10' 6" (7.21m x 3.2m)

### Landing

### Bedroom one

12' 4" x 9' 1" (3.76m x 2.77m)

### Bedroom two

12' 2" x 9' 1" (3.71m x 2.77m)

### Bedroom three

9' 7" x 6' (2.92m x 1.83m)

### Bathroom

6' 6" x 5' 10" (1.98m x 1.78m)

### Timber-framed office (garden)

12' 5" x 9' 1" (3.78m x 2.77m)

### The outside

The property benefits from ample parking suitable for several large vehicles with side access leading to the rear garden.

The rear garden is split into two distinct zones, there is a patio area immediately to the rear of the property wrapping round to the side with the rear section being laid to lawn with flower borders. The timber-framed outbuilding set to the rear boundary would be ideally suited as a home office/entertainment space and is equipped with an air conditioning/heating unit.

### Where?

Great Cornard is a popular village within a short drive of the market town of Sudbury. The village offers a wide range of shopping and leisure facilities including doctors surgery, primary and secondary schools and a range of shops. Sudbury itself offers an excellent range of leisure and shopping facilities as well as a branch line rail link to London's Liverpool Street station via Marks Tey.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

### Directions

Please use the postcode as point of origin. For further directions please contact a member of our sales team on 01787 327000.

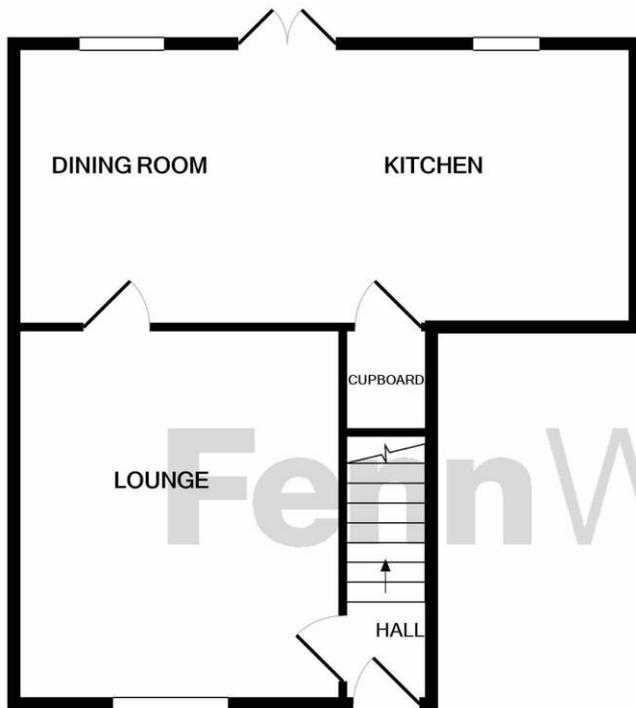
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

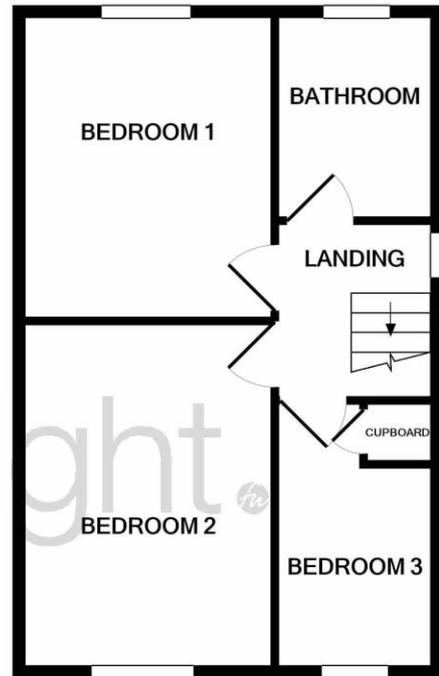
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### Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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