

19 Mulberry Gardens, Great Cornard, Sudbury, CO10 0WF



Freehold

£290,000

Subject to contract

Beautifully presented

3 bedrooms
1 reception room
2 bathroom



This well townhouse presented property situated in Great Cornard offers three generous double bedrooms, en-suite to master, family

Some details

General information

This well presented three bedroom semi detached townhouse, situated in Great Cornard, offers three generous double bedrooms, one reception room, en-suite to the main bedroom, off road parking and generous gardens to the rear.

This gas centrally heated accommodation is composed of glazed door into entrance hall with stairs rising to the first floor landing. Doors give way to kitchen/breakfast room situated at the front of the property with work surface on two sides incorporating a stainless steel one and a half bowl sink located in front of the window overlooking the front aspect. There is an array of storage cupboards above and below the work surface which also incorporates a number of integrated appliances or space for. A further door leading through to the sitting room at the rear of the property which benefits from ample natural light, a storage cupboard below the stairs and French doors leading out to the patio area behind. The ground floor accommodation is then concluded by a WC located off the hallway.

Ascending to the first floor landing there are doors to two bedrooms and the family bathroom.

Bedroom two is situated to the rear overlooking the gardens and bedroom three is to the front with the family bathroom in the middle incorporating a three piece suite with shower above the bath with part-tiled surround.

Further staircase leads to the main bedroom on the second floor which benefits from integrated wardrobes and an en-suite shower room.

Sitting room

14' 10" x 11' 9" (4.52m x 3.58m)

Kitchen

11' 5" x 13' 5" (3.48m x 4.09m)

WC

4' 8" x 3' 3" (1.42m x 0.99m)

Hall

19' x 3' 9" (5.79m x 1.14m)

Bedroom two

14' x 8' 10" (4.27m x 2.69m)

Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)

Bedroom three

9' 5" x 8' 1" (2.87m x 2.46m)

Bedroom one

14' 10" x 17' 9" (4.52m x 5.41m)

Ensuite

6' 7" x 5' 11" (2.01m x 1.8m)

The outside

The property benefits from off road parking set behind the property, with rear gated access into the garden.

The rear garden benefits from a small patio area immediately to the rear of the French doors from the sitting room, with the remaining garden being laid to lawn.

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 - B

Directions

SatNav CO10 0WF. For full directions please contact a member of the sales team on 01787 327000

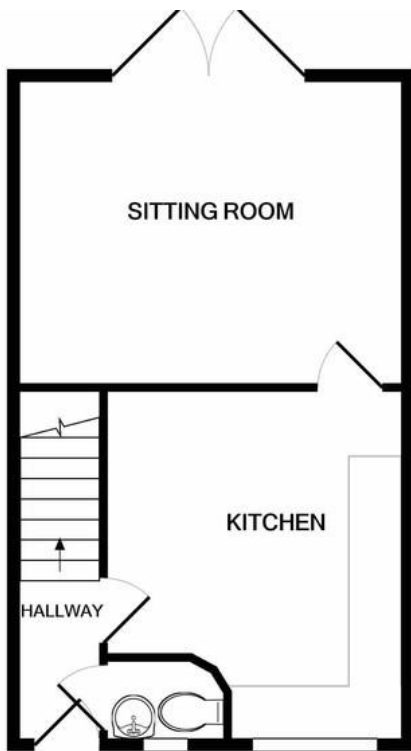
Further information

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

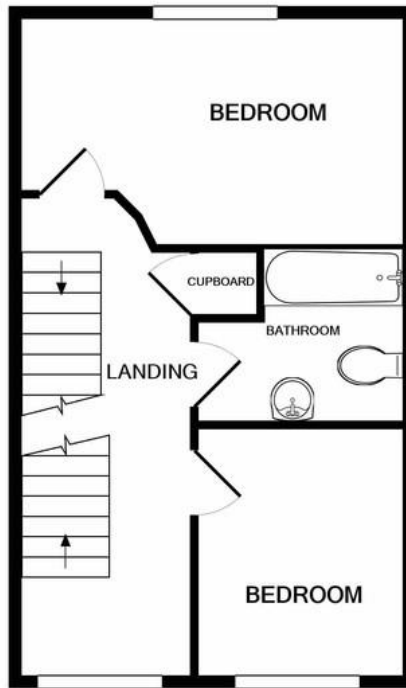
fennwright.co.uk

Viewing

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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

FennWright.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2021

To find out more or book a viewing

01787 327 000

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

