

5 Percy Ruse Close, Great Cornard, Sudbury, CO10 0PJ



Freehold
Offers In Excess Of
£500,000
Subject to contract
No onward chain

4 bedrooms
2 reception rooms plus study
2 ensuites and family bathroom



Some details

General information

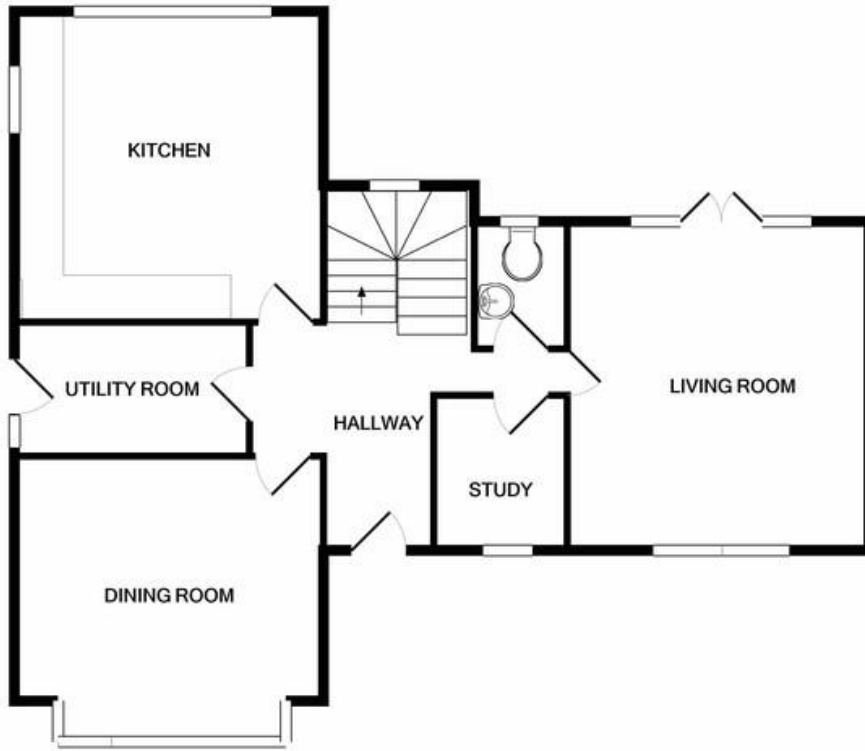
This well presented impressive family residence situated within close proximity to Sudbury and its amenities offers four well-proportioned bedrooms with two en-suites, two receptions in addition to the open-plan kitchen/diner, separate utility, study and cloakroom. The plot also enjoys a double garage with electric up and over doors, ample parking and private gardens to the rear.

This gas centrally heated (not tested) is composed of glazed door to the entrance hall which has stairs to the first floor and provides access to all living space on the ground floor. The sitting room enjoys a double aspect over the front and rear with French doors leading to the rear patio. The dining room has a bay fronted window to the front flooding the room with natural light. The utility room has work surface incorporating a sink with drainer along with an array of cupboards on two sides providing additional storage with a side door which leads out to provide access to either the front or rear garden. The kitchen has work surface with an array of storage cupboards above and below the work surface whilst incorporating a one and a half bowl stainless steel sink with drainer, tiled splashbacks, integrated appliances include an eye-level oven and microwave, hob with stainless steel extractor fan above. There is ample space and is ideally suited as a kitchen/diner with dual aspect outlook to the side and rear. The study is located to the front of the property and the ground floor accommodation is then concluded by the cloakroom.

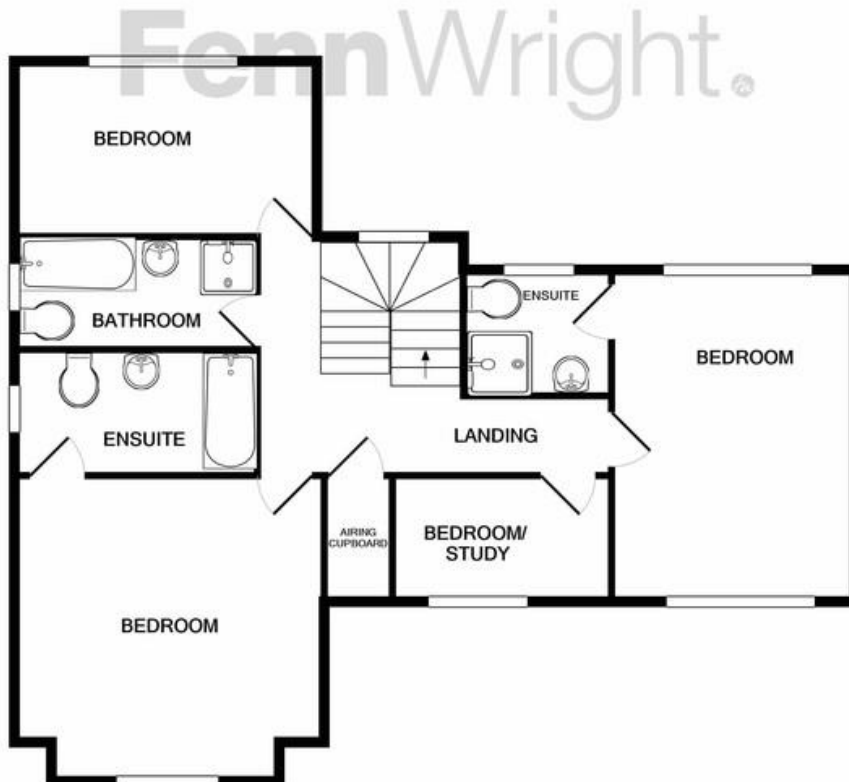
The landing provides access to all bedrooms and the family bathroom. The master bedroom is situated at the far end of the property enjoying a dual aspect outlook to the front and rear. There is a door leading to recently modernised en-suite with walk-in shower cubicle with glass sliding door, tiled surrounds, wash hand basin and WC along with a window to the rear. Bedroom two is located to the front and also enjoys an en-suite bathroom with shower above bath set up with glass shower screen, wash hand basin, WC and wall mounted heated towel rail. Bedroom four is also set to the front with bedroom three set to the rear overlooking the gardens. The bathroom concludes the first floor accommodation with a four-piece suite including a walk-in shower cubicle, bath, wash hand



This impressive family home is situated on the periphery of the renowned town of Sudbury and offers ample parking, double garage and gardens.



GROUND FLOOR



1ST FLOOR

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
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basin and WC along with part-tiled surrounds and window to the side.

Entrance hall

15' 9" x 14' 7" (4.8m x 4.44m) at widest points

Dining room

14' x 11' 9" (4.27m x 3.58m)

Sitting room

16' 8" x 13' 8" (5.08m x 4.17m)

Study

7' 2" x 6' 10" (2.18m x 2.08m)

Kitchen/dining room

14' 7" x 13' 11" (4.44m x 4.24m)

Utility room

10' 5" x 6' 1" (3.18m x 1.85m)

Cloakroom

5' 9" x 4' (1.75m x 1.22m)

Bedroom one

16' 7" x 11' 2" (5.05m x 3.4m)

Ensuite

6' 8" x 5' 9" (2.03m x 1.75m)

Bedroom two

14' x 12' 2" (4.27m x 3.71m)



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Particulars for 5 Percy Ruse Close, Great Cornard, Sudbury, CO10 0PJ

Ensuite

10' 4" x 5' 9" (3.15m x 1.75m)

Bedroom three

14' x 7' 11" (4.27m x 2.41m)

Bedroom four

10' 1" x 6' 7" (3.07m x 2.01m)

Bathroom

11' 4" x 5' 7" (3.45m x 1.7m)

Garage

19' 3" x 18' 6" (5.87m x 5.64m)

The outside

The property is accessed by a private driveway servicing the properties of Percy Ruse Close, turning on to the private driveway of the property you will find the double garage situated in front with ample parking and a small laid to lawn garden to the front. There is side access to the rear garden.

The rear garden is split into two distinct zones with a patio seating area immediately to the rear of the property accessed via doors leading out from the sitting room. The remainder of the garden is predominantly laid to lawn with flower borders and mature hedging surrounds.

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 - F

Services - We understand that mains water,

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drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - OJG

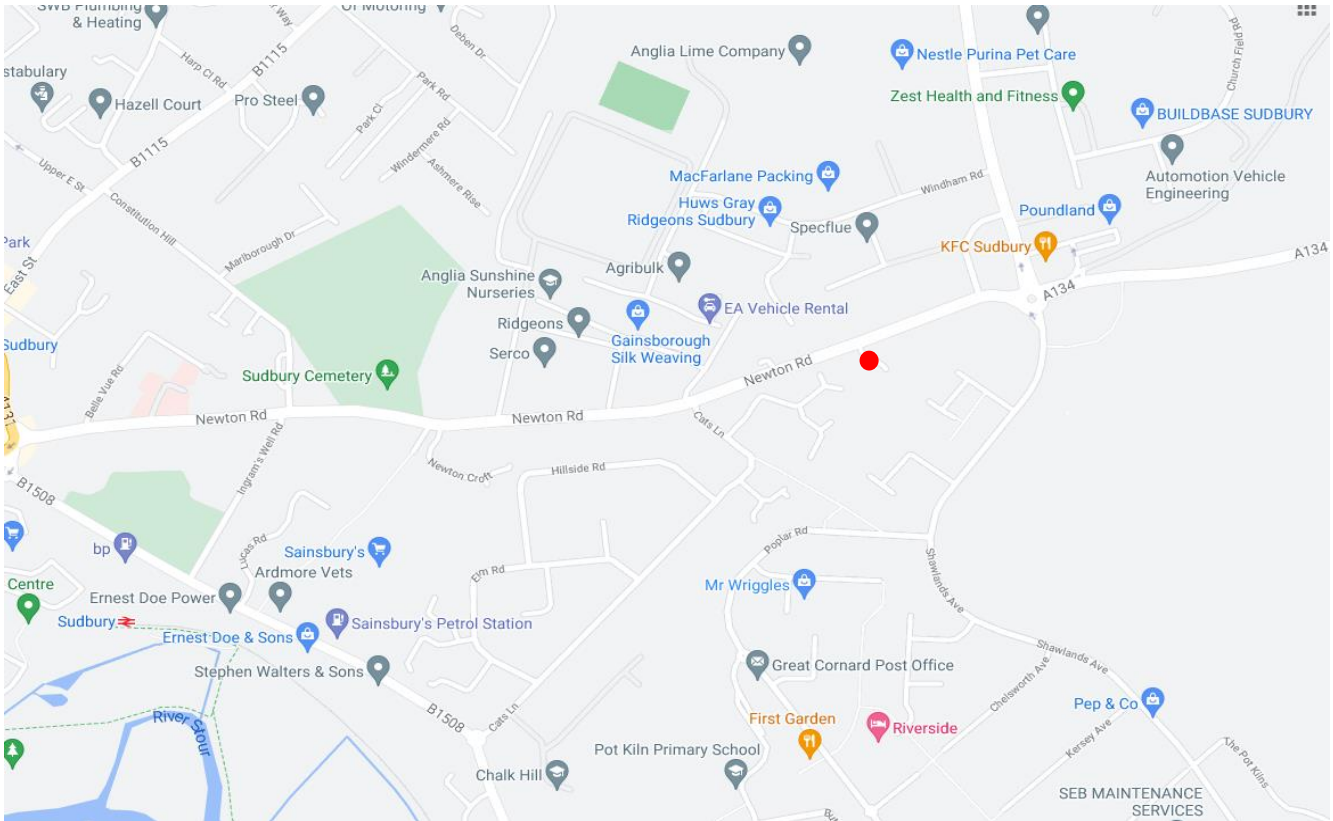
Further information

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.



Directions

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