

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



**Freehold**

Offers In Region Of

**£240,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



This well presented two bedroom semi detached property is located within a popular development in Great Cornard.

# Some details

## General information

This gas centrally heated accommodation begins with a double glazed composite door into the entrance hall which provides access to the first floor and door off to further accommodation. Set to the front of the property is the kitchen/breakfast room, the kitchen is well appointed with a range of wall and base units, roll top worksurfaces, integral gas hob, electric oven and cooker hood, stainless steel one and a half sink and drainer and also benefits from spaces for washing machine and tumble dryer or dishwasher with room for further appliances. The gas central heating boiler is located in the cupboard in the corner of the kitchen. The downstairs W.C is located conveniently as you pass through the living room. The living room itself is situated at the rear of the property and benefits from double glazed French doors to the rear garden and patio.

As you take the stairs to the first floor you arrive at the landing which gives you loft access and doors off to the two bedrooms and family bathroom. The main bedroom is situated to the front of the property and benefits from a large built in storage cupboard. The second bedroom is equally of a good size overlooks the rear garden and benefits from fitted wardrobes to one wall. Accommodation concludes with the family bathroom which is part tiled and includes a panel enclosed bath with power shower overhead, W.C, wash hand basin, extractor fan and a double glazed window to the side.

## Living room

13' 1" x 12' 1" (3.99m x 3.68m)

## Kitchen

12' 2" x 9' 8" (3.71m x 2.95m)

## Landing

## Bedroom one

13' 2" max. x 10' 2" > 8' 3" (4.01m x 3.1m)

## Bedroom two

11' 4" x 8' 8" (3.45m x 2.64m)

## Bathroom

6' 3" x 6' 4" (1.91m x 1.93m)

## Outside

The property benefits from gardens to the both the front and back, the front garden is low maintenance and also includes access to the driveway. The rear garden is accessed via the living room or the side access from the driveway and is mainly laid to lawn with two patio seating areas.

## Location

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 - B

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

Tenure - Freehold

EPC rating - B

Our ref - SP

## Agents note

There is an estate charge, for further details please contact the office on 01787 327000.

## Directions

Using the postcode CO10 0WF as the point of origin, the property is situated on the left hand side.

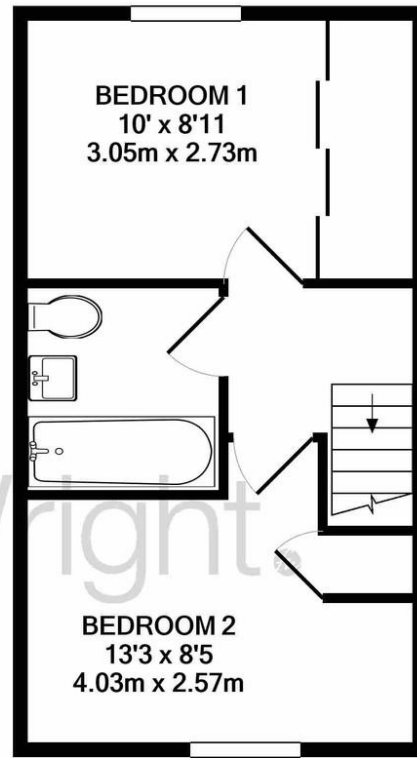
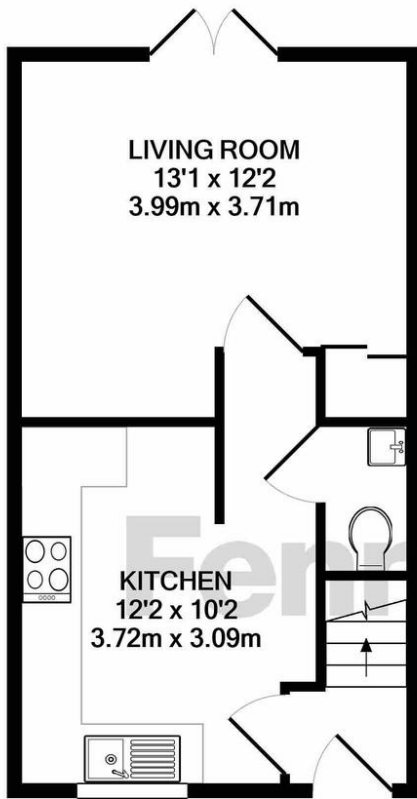
## Further information

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  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)

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To find out more or book a viewing

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