

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



Freehold

Guide Price

£675,000

Subject to contract

Impressive family home

6 bedrooms
4 reception rooms
and 4 bathrooms



Some details

General information

This well presented and impressive family home situated within close proximity to Sudbury town and its local amenities offers, in total, six bedrooms - four within the main property and two within the connected annexe, two en-suites, three/four reception rooms in addition to good size kitchen/diners in both the main residence and annexe. The plot enjoys ample parking, potential for more to be added, and an enclosed garden that surrounds the property.

This gas centrally heated accommodation begins with a double glazed entrance door into a spacious hallway with stairs rising to the first floor, under stair storage cupboard and doors off. The main reception room stretches the width of the property and also includes a stunning brick-based garden room with double doors to a decking area. The spacious main reception rooms includes a window to the front aspect, an exquisite exposed brick fireplace with oak beam and gas fire. Set to the rear of the property is the dining room which enjoys views over the rear garden and connects conveniently to the kitchen/diner with the adjoining dining room the kitchen/diner could be used in a range of different ways, currently laid out as dining space it would also make a fantastic family area. The kitchen includes a range of wall and base units with rolltop work surfaces including integrated one and a half bowl stainless steel sink and drainer in addition to built-in microwave, cooker hood, plumbing for dishwasher and a washing machine along with a gas cooker. This double aspect room also gives access to the garden via a double glazed side door. A good size office and cloakroom are located off the hallway as is the utility area which also provides access into the annexe.

Taking the stairs to the first floor the landing space provides access to the loft, airing and storage cupboard and doors off to all four bedrooms and family bathroom. The main bedroom is situated at the front of the property and includes a refitted en-suite benefitting from separate bath and walk-in power shower, WC, wash hand basin, wall mounted heated towel rail, tiled flooring and part-tiled walls. The double aspect second bedroom also benefits from a good size en-suite with panel enclosed bath, part-tiled walls, tiled floor, wash hand basin, WC. Bedrooms three and four are both good size doubles with views over the rear garden. The main accommodation concludes with the family bathroom which has panel enclosed bath, tiled floor, part-tiled walls, WC and wash hand basin.

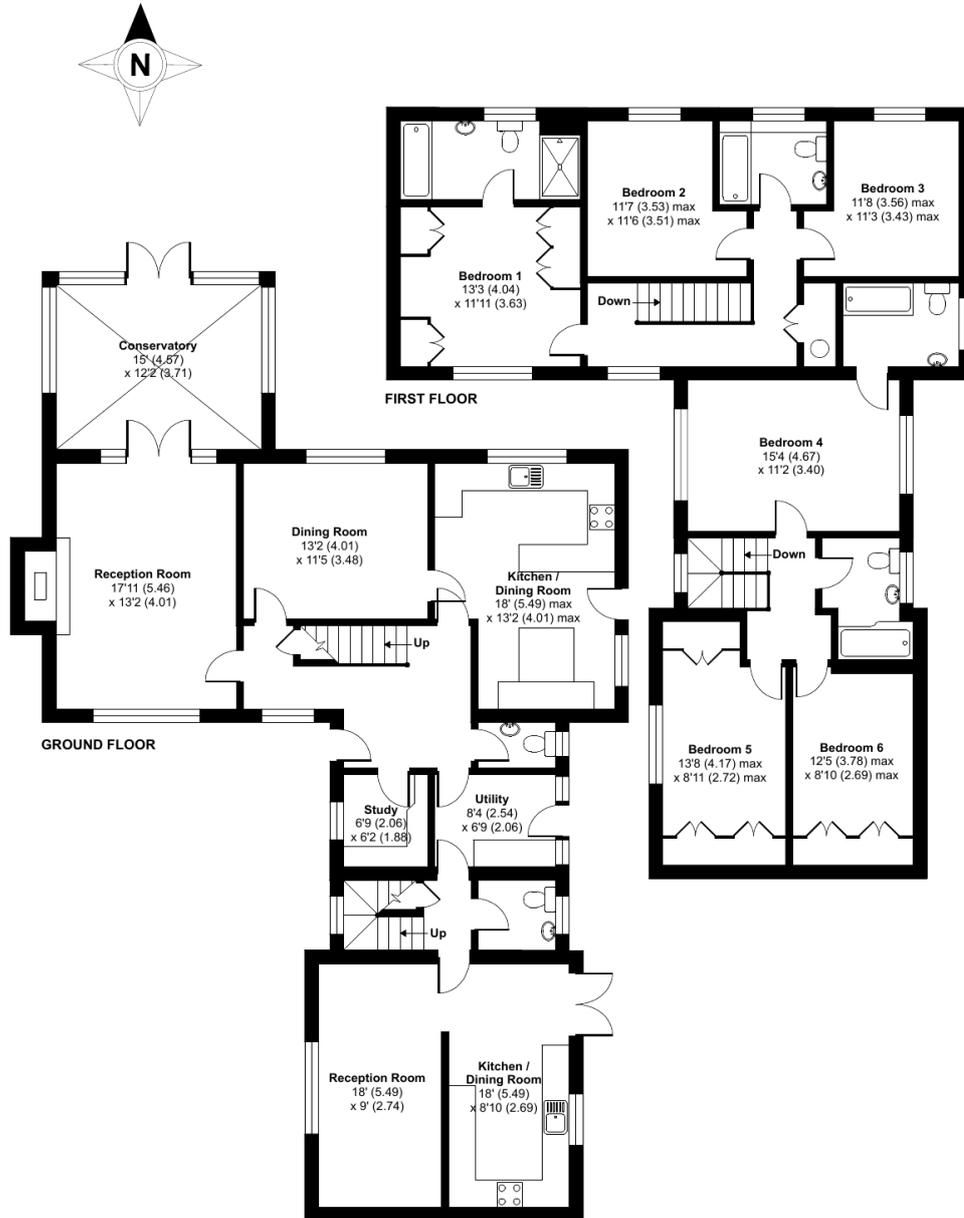


This substantial and much improved detached family home situated in a private close a short walk from the town centre is offered with no onward chain.

Percy Ruse Close, Great Cornard, Sudbury, CO10

Approximate Area = 2936 sq ft / 272.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Fenn Wright. REF: 845587



The annexe can be accessed either via the utility room or patio doors from the rear garden. This impressive two bedroom, two floor annexe was designed and created by the current owners to provide additional accommodation for family with future rental possibilities. Accessing the annexe via the main house you arrive at a good size lobby area with stairs to the first floor, cupboard and cloakroom including wash hand basin with vanity unit, WC, extractor fan, double glazed window to the rear. The main open-plan living area is split into two distinct areas, the first is a bright living room with window to the front and the second a kitchen/dining area with double glazed patio doors to the rear garden. The kitchen is well appointed and contains wall and base units, one housing the gas central heating boiler, there is also plumbing for appliances such as washing machine, dishwasher and space for gas cooker and further appliances if required. There is an array of work top space including one and half bowl stainless steel sink and drainer.

Taking the stairs to the first floor the landing space has a double glazed window to the front aspect and also offers access to a loft space and doors off to the main bathroom and two double bedrooms. The main bedroom is set to the front of the annexe and contains built-in wardrobe storage to both sides. Bedroom two also benefits from double glazed window overlooking the garden and wardrobe storage.



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Particulars for 1 Percy Ruse Close, Great Cornard, Sudbury, CO10 0PJ

Entrance hall

10' 4" x 9' 4" (3.15m x 2.84m)

Living room

18' x 13' 2" (5.49m x 4.01m)

Dining room

13' 2" x 11' 4" (4.01m x 3.45m)

Study

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

Kitchen/dining room (L shaped)

17' 9" x 13' 1" (5.41m x 3.99m) and 9' 8" x 6' 5" (2.95m x 1.96m)

Utility room

5' x 3' 8" (1.52m x 1.12m)

Cloakroom

5' x 3' 8" (1.52m x 1.12m)

Garden room

15' 1" x 12' 8" (4.6m x 3.86m)

Landing**Bedroom one**

13' 3" x 11' 9" (4.04m x 3.58m)

Ensuite

13' 2" x 5' 8" (4.01m x 1.73m)

Bedroom two

15' 3" x 11' 2" (4.65m x 3.4m)

Ensuite

8' x 6' 1" (2.44m x 1.85m)

Bedroom three

11' 5" x 9' 1" (3.48m x 2.77m)

Bedroom four

11' 5" x 11' 2" max (3.48m x 3.4m)

Bathroom

7' 7" x 6' 5" (2.31m x 1.96m)

Annexe**Kitchen**

11' 2" x 8' 7" (3.4m x 2.62m)

Dining area

8' x 6' 7" (2.44m x 2.01m)

Living area

18' 1" x 8' 9" (5.51m x 2.67m)

Cloakroom

4' 7" x 4' 5" (1.4m x 1.35m)

Landing**Bedroom one**

13' 7" x 8' 9" (4.14m x 2.67m)

Bedroom two

11' 9" x 8' 8" (3.58m x 2.64m)

Bathroom

8' 9" x 5' 4" (2.67m x 1.63m) max

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Outside

The property is accessed by a private driveway servicing the properties of Percy Ruse Close. As you turn to the private driveway of the property there is a lawned area containing trees and bushes which includes gated access to the rear garden. The garden space to the rear and side is in large laid to lawn and bordered by a range of mature shrubs, bushes and trees providing a natural barrier to the nearby road and neighbouring properties. The garden can be accessed via multiple points within the property such as the garden room, kitchen/diner and utility room.

Location

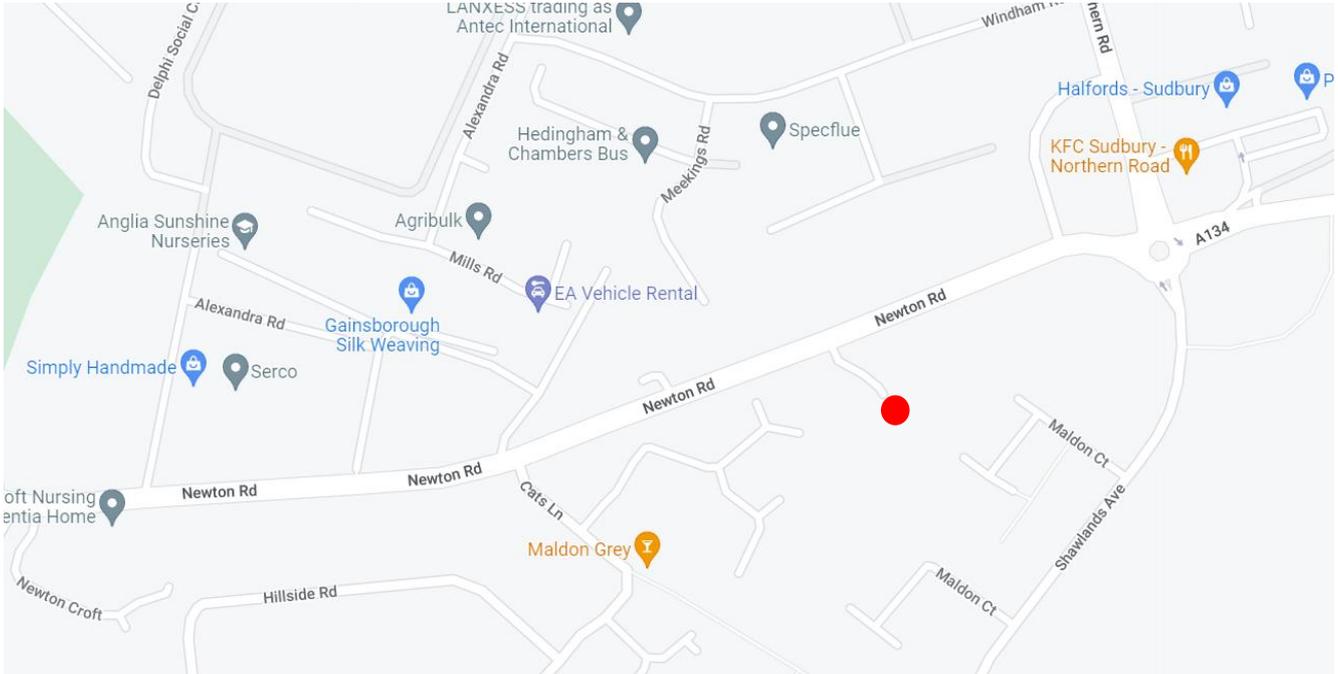
Percy Ruse Close is a rarely available cul-de-sac location on the border of Sudbury and Great Cornard. The property itself is walking distance to the centre of Sudbury town and local amenities within Great Cornard and Sudbury. Great Cornard includes a doctors surgery, primary and secondary schools and a range of shops whilst the larger town of Sudbury includes an excellent range of leisure and shopping facilities along with a branch rail link to London's Liverpool Street Station via Marks Tey.

Important information

Services - We understand that mains water, drainage, gas and electricity are connected to the property. The property also includes solar panels.
EPC rating – tbc. Council Tax Band - F
Tenure – Freehold. Our ref - SP

Agents note

We advise all parties in accordance to the Estate Agents Act 1979 the vendor of the property is related to an employee of Fenn Wright.



Directions

Using the postcode as the point of origin Percy Ruse Close is located midway down Newton Road and the property is situated immediately on the left as you come in. 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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