

3 Kings Meadow, Great Cornard, Sudbury, CO10 0HP



**Freehold**

Guide Price

**£565,000**

Subject to contract

**Spacious detached  
family home**

4 bedrooms  
2 reception rooms  
and 2 bathrooms





## Some details

### General information

A bright and spacious detached family-style home situated within this no through road providing good access to local schools and shopping facilities, with detached double garage, summer house and private gardens.

The gas centrally heated accommodation is briefly composed of double-glazed door into an entrance porch, tiled floor, built-in storage cupboard and further door to the main entrance hall. Stairs rise up to the first floor landing with cupboard beneath and doors lead off to a dual aspect sitting room of good proportions.

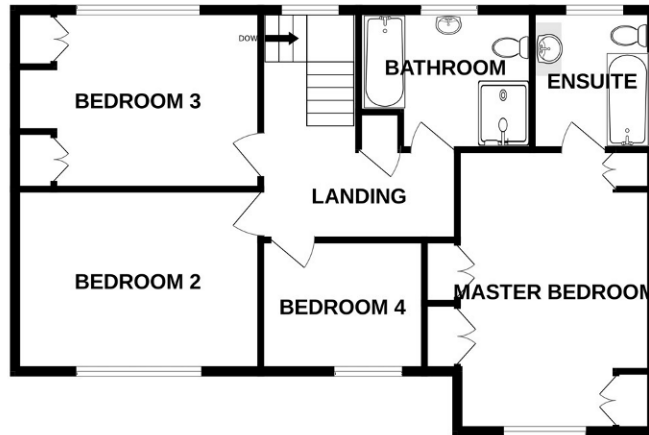
At the opposite end of the house is a spacious refitted kitchen with marble effect work tops with induction and gas hob inset, central island plus a good range of units and drawers surrounding below, further wall mounted units, space for integrated eye-level double ovens, extractor and dishwasher. An obscure glazed door leads into the utility room at the rear with work surfacing, space for appliances, floor standing boiler and double glazed door to the outside. Also from the kitchen is an archway leading into a dining area with sliding patio doors leading out to the rear garden. The ground floor accommodation is then concluded with a ground floor cloakroom with WC, pedestal wash hand basin and part-tiled surrounds.

Stairs lead up to the first floor landing where airing cupboard and loft access can be found and a range of doors lead off to all four bedrooms and the bathroom. The master bedroom benefits from a range of fitted bedroom furniture to one wall plus built-in wardrobes and there is en-suite bathroom facility including vanity wash hand basin, wall mounted heated towel plus panel enclosed bath with mixer tap shower attachment and concertina splashscreen. The remaining three bedrooms are all doubles, bedroom three benefits from built-in wardrobes. The accommodation is then concluded with a spacious four-piece bathroom including a good size corner set tiled shower enclosure, oak panel enclosed bath with mixer tap and hand shower with concertina splashscreen.

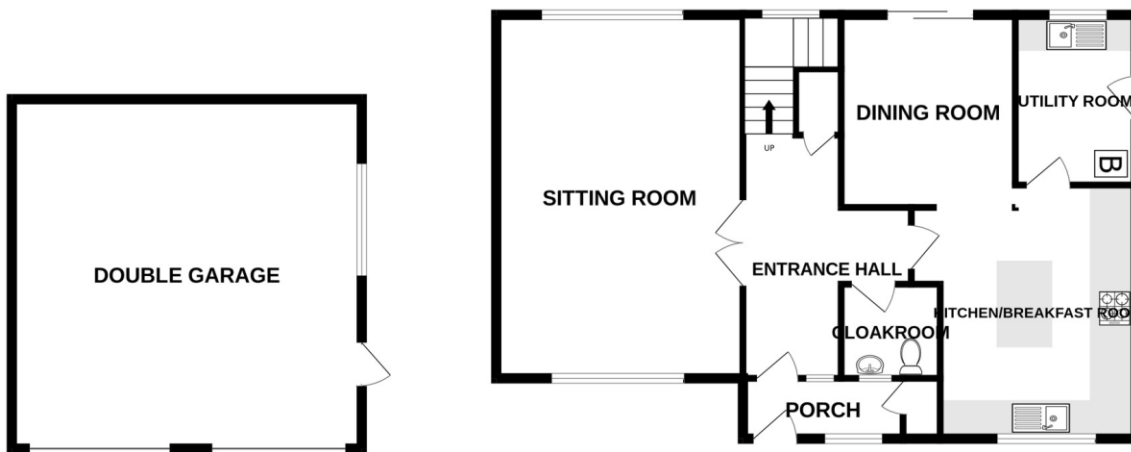


A four bedroom detached family home conveniently situated in this no through road with detached double garage and within close proximity of schools and local convenience.

1ST FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Sitting room**

20' 11" x 14' 3" (6.38m x 4.34m)

**Kitchen/breakfast room**

14' 7" x 11' 3" (4.44m x 3.43m)

**Utility room**

9' 9" x 6' 11" (2.97m x 2.11m)

**Dining room**

11' 1" x 10' (3.38m x 3.05m)

**Cloakroom**

5' 8" x 5' 5" (1.73m x 1.65m)

**Bedroom one**

16' 4" x 11' 4" max (4.98m x 3.45m)

**Ensuite**

7' 11" x 6' 10" (2.41m x 2.08m)

**Bedroom two**

14' 3" x 10' 4" (4.34m x 3.15m)

**Bedroom three**

14' 4" x 10' 1" (4.37m x 3.07m)

**Bedroom four**

9' 6" x 7' 7" (2.9m x 2.31m)

**Bathroom**

10' 1" x 5' 10" (3.07m x 1.78m)



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Particulars for 3 Kings Meadow, Great Cornard, Sudbury, CO10 0HP

## Outside

The front gardens are designed in a low maintenance fashion with areas of shingle with planting interspersed. The driveway extends to provide a good level of off road parking and up to a detached double garage with one electric and the other a manual up and over door, plus personal access, power and light.

The rear gardens are a key feature off the property offering a generous width and being screened from the road behind with established conifer hedging. The immediate rear of the garden has a patio terrace with steps leading up to the remaining gardens which the majority are set to lawn, a number of established flower and shrub borders plus a fish pond to one corner of the garden with waterfall, pump and filter box and a summerhouse with further terrace.

## 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 - F

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

Tenure - Freehold

EPC rating - D

Our ref - NAS

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## Further information

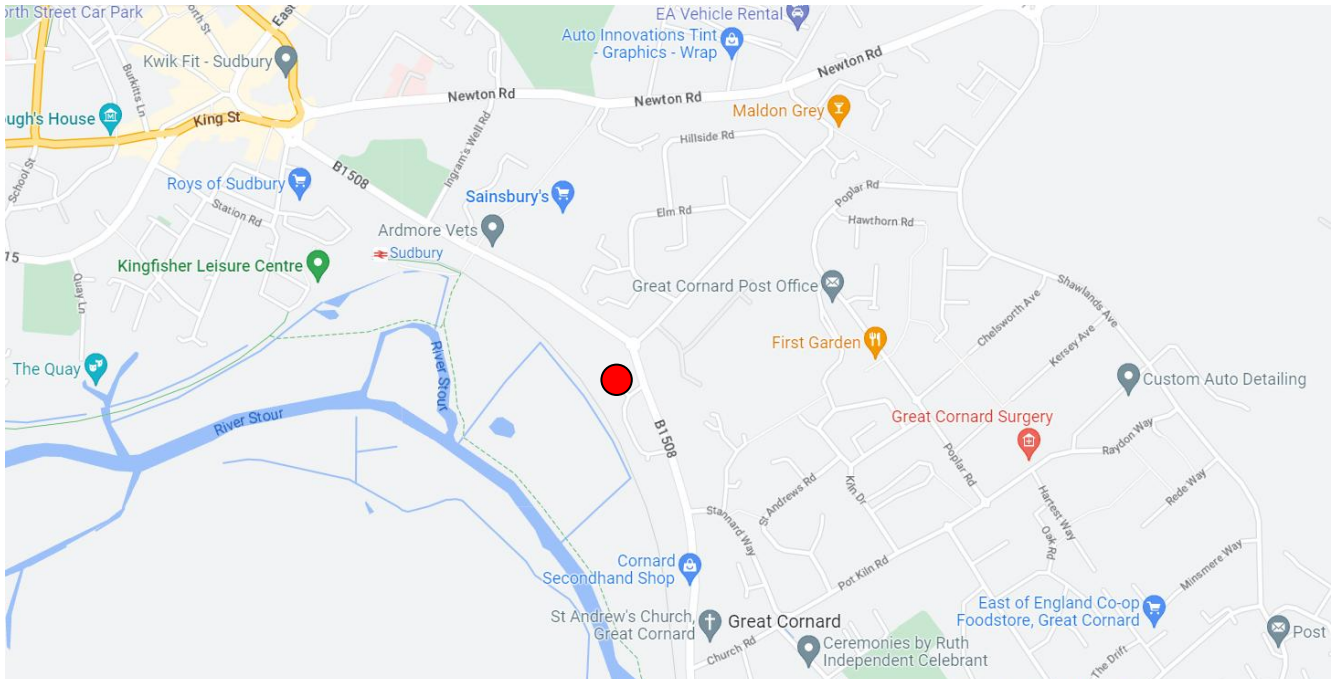
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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





## Directions

Using the postal code from our offices in Market Hill, enter Kings Meadow and bear round to the right and the property can be found situated in a corner situation on the right hand side.

To find out more or book a viewing

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