



## Windmill Close | Great Cornard, Sudbury, Suffolk, CO10 0FL



### Features

- Four Bedrooms
- Dual Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room & Utility Room
- Ensuite & Family Bathroom
- Double Garage & Ample Off Road Parking
- Highly Sought After Location

Windmill Close is a highly desired area within the village of Great Cornard. The property is within walking distance to the country park, rugby & football clubs and primary & secondary schools. Further amenities include doctors surgery, co-ops, leisure centre & pubs. The property itself boasts spacious living accommodation. To the ground floor a dual aspect sitting room, dining room, kitchen/breakfast room, utility room and cloakroom. To the first floor four bedrooms, ensuite to master bedroom and family bathroom. Outside the property benefits from ample off road parking & a double garage as well as a beautiful landscaped rear garden.



#### **ENTRANCE HALL**

Doors leads into entrance hall with double glazed windows to the front. The large entrance hall commences with stairs ascending to the first floor landing with doors off to sitting room, kitchen/breakfast room, cloakroom & under stair cupboard.

#### **SITTING ROOM**

20' 7" x 12' 3" (6.27m x 3.73m)

Dual aspect sitting room with double glazed window to front and patio doors to rear garden. Electric fireplace. Double doors lead into dining room.

#### **DINING ROOM**

11' 2" x 10' 9" (3.4m x 3.28m)

Double glazed window to rear aspect overlooking the garden. Door leads into kitchen.

#### **KITCHEN/BREAKFAST ROOM**

14' 10" x 9' 5" (4.52m x 2.87m)

Modern fitted kitchen comprising matching wall and base level units with work surfaces over and splashbacks behind, inset one and a half bowl stainless steel sink with drainer to side and mixer tap over, inset gas hob with extractor fan over. Integrated appliances include double oven, dishwasher and fridge/freezer. Space for small dining table. Archway opening into the utility room. Double glazed window to front and to side.

#### **UTILITY ROOM**

5' 7" x 4' 1" (1.7m x 1.24m)

Base level units with work surfaces over and splashbacks behind, inset stainless steel sink with drainer to side and mixer tap over, integrated washing machine. Wall mounted gas boiler. Door to rear garden.

#### **CLOAKROOM**

Double glazed window to front, close coupled w/c, wash hand basin with taps over.

#### **LANDING**

Doors off to bedrooms, bathroom and cupboard.

#### **BEDROOM ONE**

11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed window to front, double doors to built in wardrobe, door to ensuite.

#### **ENSUITE**

7' 8" x 7' 3" (2.34m x 2.21m)

Double glazed window to front, shower unit, close coupled w/c, pedestal wash hand basin with taps over.





### **BEDROOM TWO**

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to front, double doors to built in wardrobe.

### **BEDROOM THREE**

12' 8" x 8' 7" (3.86m x 2.62m)

Double glazed window to rear, door to built in cupboard.

### **BEDROOM FOUR**

10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to rear, door to built in cupboard.

### **BATHROOM**

7' 9" x 5' 6" (2.36m x 1.68m)

Double glazed window to rear. Panelled bath with taps, plumbed shower, and shower screen over. Close coupled w/c, pedestal wash hand basin with taps over.

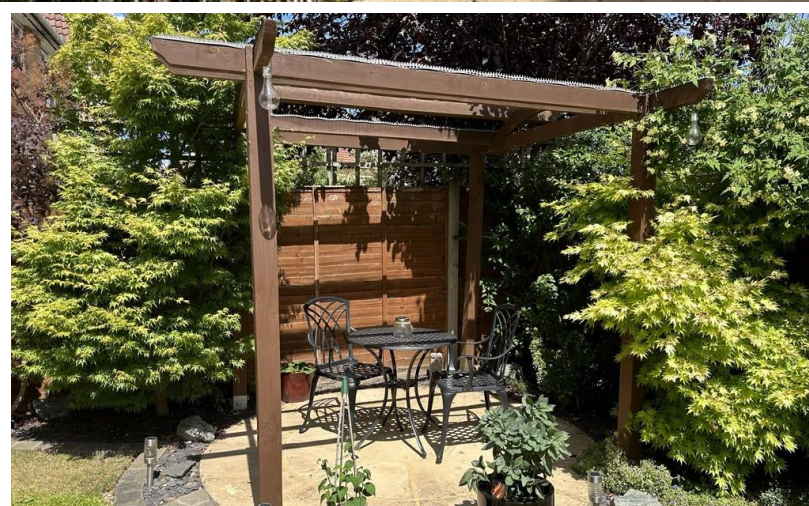
### **OUTSIDE**

The property is located at the end of a cul-de-sac and is approached via a shared drive. The private drive for this property is laid to block paving and provides ample off road parking for several vehicles and vehicular access to the double garage. The remainder of the front garden is laid to shingle with mature shrubs interspersing, the side of the garden is a small lawned area. A paved path leads to the entrance door as well as access to the rear garden. Enclosed by mature hedging and fencing.

The rear garden commences with a paved patio area and path running along the rear of the property. The remainder of the garden is predominately laid to lawn with a further circular patio area to the corner with a pergola over and landscaped flower beds interspacing the garden. Established shrubs to its borders and enclosed by wood panel fencing.

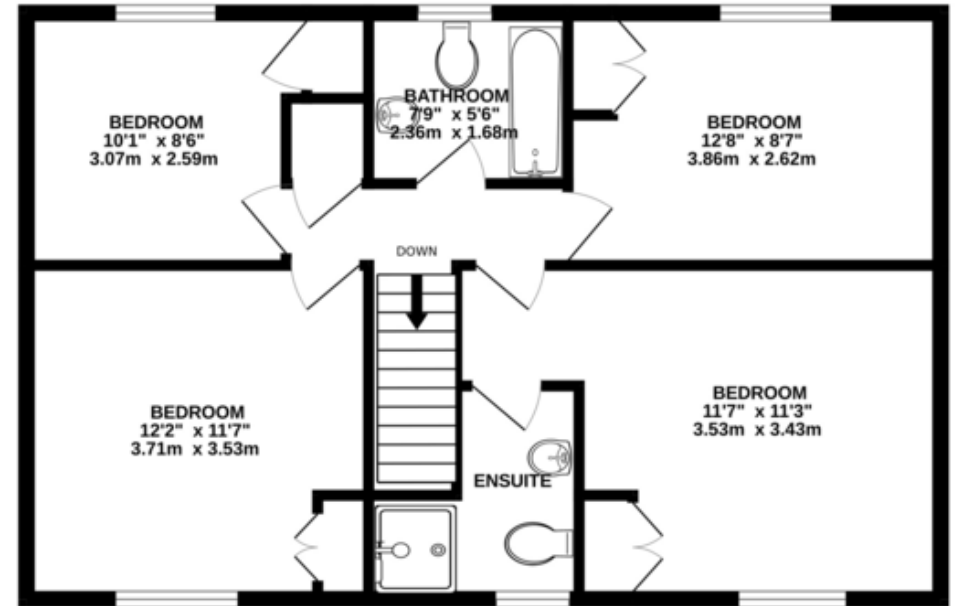
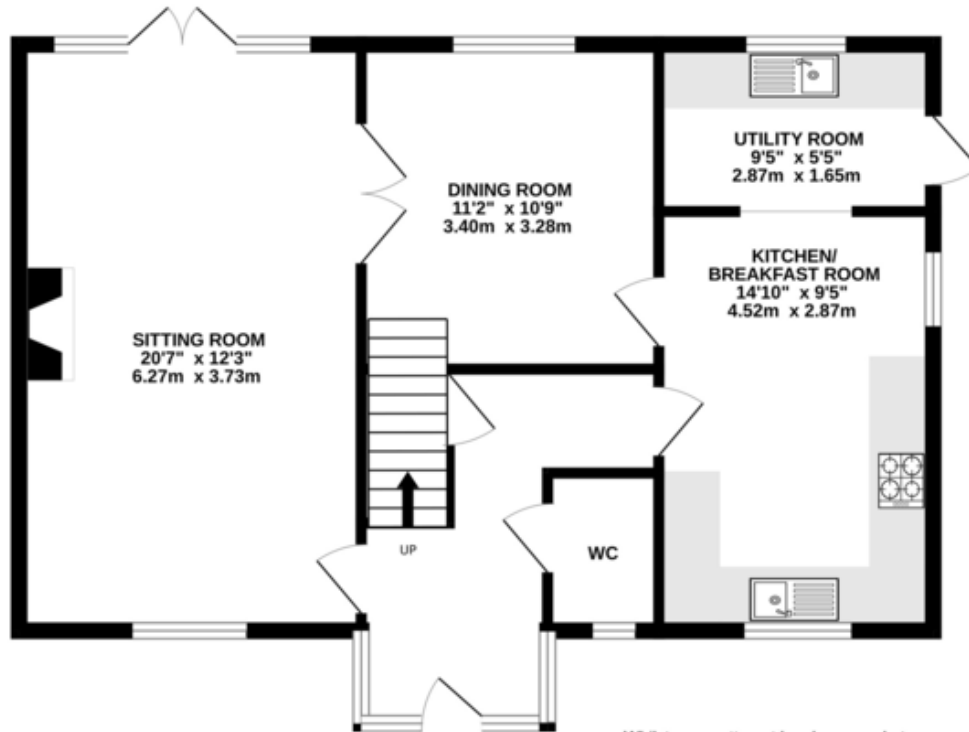
### **DOUBLE GARAGE**

Two up and over garage doors provide access to the double garage which has power and lighting.



## GROUND FLOOR

## 1ST FLOOR



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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