

Summary

A three bedroom semi-detached home located on the highly sought after hedgerows estate in Great Cornard. Accommodation comprising a sitting room with bay window, kitchen/breakfast room and conservatory to the ground floor. The three bedrooms and bathroom to the first floor. Outside the property boasts ample off road parking and a single garage with a landscaped garden to the rear, ideal for entertaining. The property is situated within walking distance to amenities such as primary & secondary schools, co-ops, doctors surgery, pubs and leisure centre. A short drive to Sudbury where you will find many more amenities including the branch line train station.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door under the storm porch leads into entrance hall. Stairs ascending to first floor landing, doors off to sitting room.

SITTING ROOM 13' 0" x 11' 8" (3.97m x 3.58m) Double glazed bay window to front, opening into kitchen/diner.

KITCHEN/BREAKFAST ROOM 14' 11" x 10' 2" (4.57m x 3.12m) Double glazed window to rear and door into conservatory. Fitted kitchen comprising matching wall and base level units with work surfaces over, inset sink with tap over, inset hob with extractor fan over, integral under counter oven, space and plumbing for washing machine and fridge/freezer.

CONSERVATORY 11' 8" x 11' 6" (3.58m x 3.53m) Double glazed conservatory with doors to rear garden and parking to side.

LANDING Doors off to bedrooms and bathroom. Double glazed window to side.

BEDROOM ONE 9' 11" x 9' 0" (3.04m x 2.75m) Double glazed window to rear, sliding mirrored doors to built in wardrobe.

BEDROOM TWO 11' 7" x 8' 3" (3.54m x 2.53m) Double glazed window to front.

BEDROOM THREE 8' 11" x 6' 6" (2.72m x 1.99m) Double glazed window to front. Door to built in overstairs storage cupboard.

BATHROOM 6' 5" x 5' 6" (1.97m x 1.69m)

Double glazed window to rear, panelled bath with taps over, close coupled w/c, pedestal wash hand basin with taps over.

OUTSIDE The driveway to the front and side of the property provides ample off road parking and vehicular access to the garage.

The rear garden is predominately paved and is enclosed by wood panel fencing. Service door to rear garage.

GARAGE Up and over garage door to front, power and lighting. Service door to garden.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

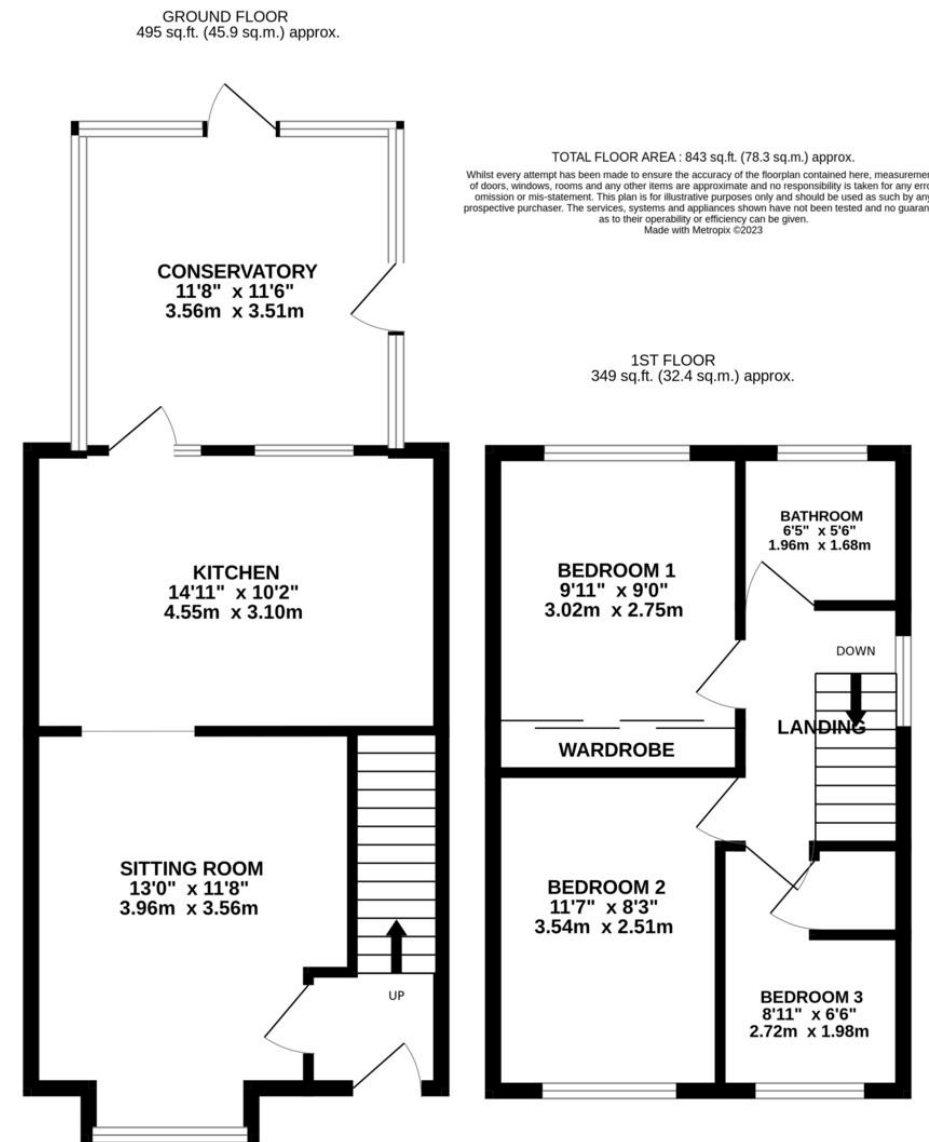
Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 0JY

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





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Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Layzell Croft | Great Cornard | CO10 0JY

£325,000

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- Three Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Bathroom
- Off Road Parking & Garage
- Landscaped Rear Garden