

Summary

An impressive four bedroom detached home located on a sought after road within Great Conard. Benefiting from a large sitting room with fireplace, dining room opening into an extended kitchen, ground floor w/c, first floor bathroom and separate shower room. Outside a large frontage with ample parking and garage, to the rear a beautifully maintained rear garden.

Description

Approximate Room Sizes

ENTRANCE HALL Door into entrance hall, doors off to sitting room, dining room and ground floor w/c. Stairs ascending to first floor landing.

KITCHEN 15' 11" x 11' 10" (4.85m x 3.61m) The kitchen which has been extended in the past is a fantastic space with a range of fitted wall and base level units with work surfaces over, inset sink with taps over, inset hob with extractor over, integrated double oven, space and plumbing for white goods. Window and door to rear garden.

DINING ROOM 11' 10" x 10' 4" (3.61m x 3.15m) Window to front aspect, space for dining table and opening into the kitchen.

SITTING ROOM 21' 10" x 11' 9" (6.65m x 3.58m) Window to front aspect, widows and French doors to rear overlooking the garden. Brick built fireplace with bressummer beam over.

GROUND FLOOR W/C 8' 8" x 6' 4" (2.64m x 1.93m) Window to rear aspect, close coupled w/c, wash hand basin.

LANDING Window to rear. Doors off to bedrooms, bathroom and shower room.

BEDROOM ONE 11' 10" x 11' 9" (3.61m x 3.58m) Window to front aspect.

BEDROOM TWO 11' 10" x 9' 8" (3.61m x 2.95m) Window to rear aspect overlooking the garden.

BEDROOM THREE 12' 10" x 9' 3" (3.91m x 2.82m) Window to front, door to fourth bedroom.

BEDROOM FOUR 12' 10" x 9' 2" (3.91m x 2.79m) Window to front.

BATHROOM 8' 8" x 5' 7" (2.64m x 1.7m) Window to rear, corner bath with taps over, close coupled w/c, wash hand basin.

SHOWER ROOM 5' 7" x 2' 10" (1.7m x 0.86m) Window to rear, shower cubicle.

OUTSIDE The front of the property is approached via a shared drive offering ample off road parking and vehicular access to the garage. The front garden is laid to lawn with mature flower beds and shrubs surrounding.

The rear garden commences with a paved patio area with the remainder laid to lawn with mature flower beds surrounding the garden. Service door to the rear of the garage.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

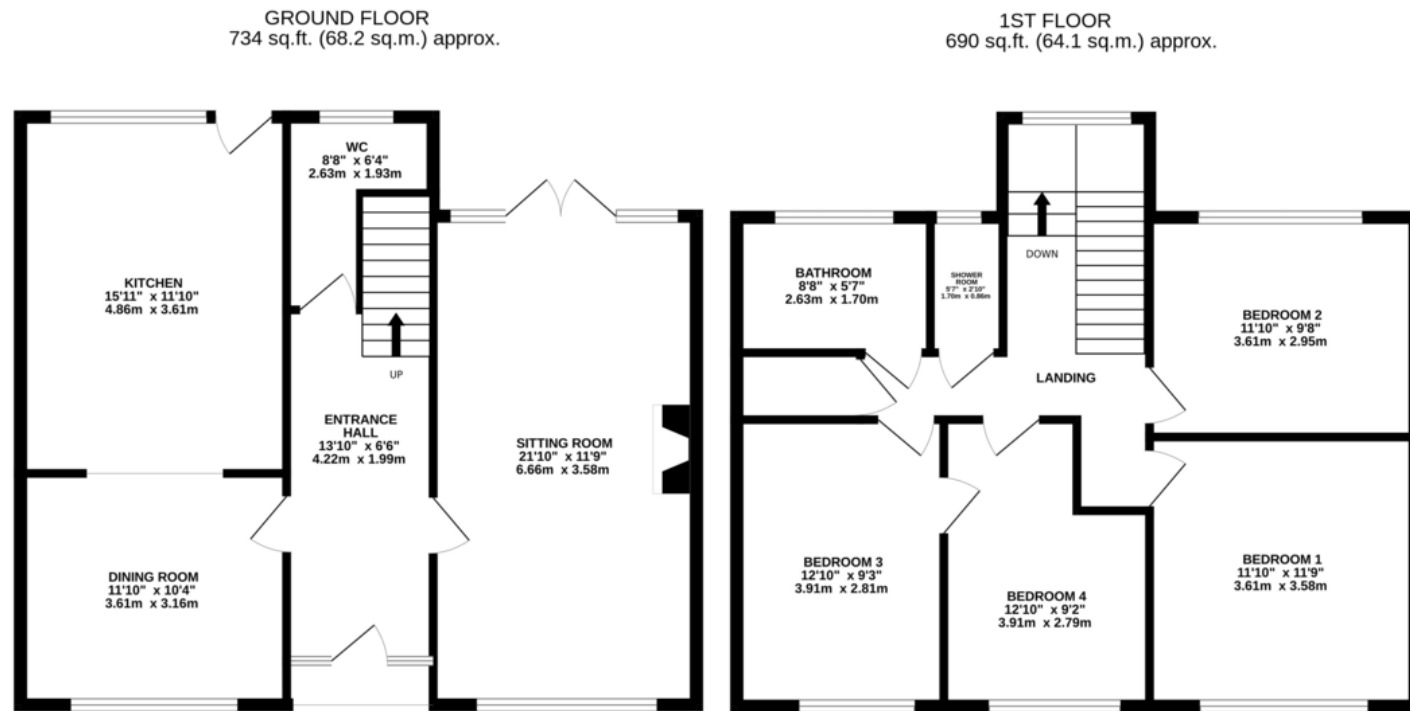
Post Code – CO10 0JG

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC



Contact Details

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Bures Road | Great Cornard | CO10 0JG

£475,000

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- Four Bedrooms
- Sitting Room With Fireplace
- Dining Room Opening Into Kitchen
- Ground Floor WC
- Bathroom & Separate Shower Room
- Beautiful Rear Gardens
- Ample Off Road Parking & Garage