



**Bures Road, Great Cornard, Sudbury CO10 0JG**

**welcome to**

**Bures Road, Great Cornard, Sudbury**

\*NO ONWARD CHAIN\* Set within a highly regarded location and occupying a generous plot is this detached three bedroom bungalow. The property offers spacious and flexible accommodation and is further enhanced with ample parking and large garden with outbuildings.



**Entrance Porch**

Double glazed door to front aspect. Door leading to:-

**Entrance Hall**

Radiator. Access to loft.

**Bedroom One**

11' 3" into bay x 11' ( 3.43m into bay x 3.35m )

Double glazed bay window to front aspect. Radiator.

**Bedroom Two**

11' 3" into bay x 11' 2" ( 3.43m into bay x 3.40m )

Double glazed bay window to front aspect. Radiator.

**Wet Room**

Suite comprising low level WC, wash hand basin and shower. Wet room flooring. Heated towel rail.

**Bedroom Three / Dining Room**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to side aspect. Airing cupboard, radiator.

**Lounge**

19' 4" x 10' 11" ( 5.89m x 3.33m )

Double glazed door leading to conservatory.

Radiator. Fireplace. Door leading to:-

**Kitchen**

17' 3" x 8' 5" ( 5.26m x 2.57m )

Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with hood over. Space for appliances. Door leading to:-

**Utility Room**

9' 9" x 3' 1" ( 2.97m x 0.94m )

Double glazed window to side aspect. Plumbing for washing machine, central heating boiler.

**Conservatory**

9' 9" x 9' 9" ( 2.97m x 2.97m )

Double glazed windows to three aspects. Double

glazed door to side aspect. Double glazed french doors to rear aspect.

**Front Garden**

A large gravelled driveway provides ample off road parking. Car port.

**Rear Garden**

The rear garden commences with a patio seating area. There is an area of lawn together with areas of mature hedgerow and beds. Outbuildings.



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## Bures Road, Great Cornard, Sudbury

- No onward chain
- Three bedrooms
- Spacious and flexible accommodation
- Large rear garden with outbuildings
- Ample off road parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of

**£455,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD110808 - 0003

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