

2 Eldred Drive, Great Cornard, Sudbury, CO10 0YZ



Freehold
£450,000

Subject to contract

Flexible

accommodation

4 bedrooms
2 reception rooms
and 2 bathrooms



Some details

General information

A spacious and adaptable four/five bedroom detached family style sited on this popular development with double garage, driveway and is conveniently situated for access to schools and local facilities.

The entrance hall has stairs to the first floor, Karndean flooring, storage cupboard and doors off. The good size study has window overlooking the front. To the rear of the property is a spacious light-filled open-plan kitchen/dining room set clearly into two distinct zones. The impressive hand-made kitchen has a good range of units beneath above the woodwork surface surround with a good range of integrated appliances. There are double glazed doors to the outside and the dining area is a good size space with double glazed window overlooking the rear gardens and a pair of glazed doors leading to the sitting room which has a wood burning stove and double glazed doors to the outside leading to a terrace area with pergola which offers a good degree of privacy.

Also from the hallway is a good size bedroom with double glazed box bay window to the front, the current owner opted to split the sitting room to create this bedroom, however the owner is prepared to remove the stud work wall (subject to negotiation).

The ground floor accommodation is concluded by a cloakroom with vanity wash hand basin and WC with concealed cistern.

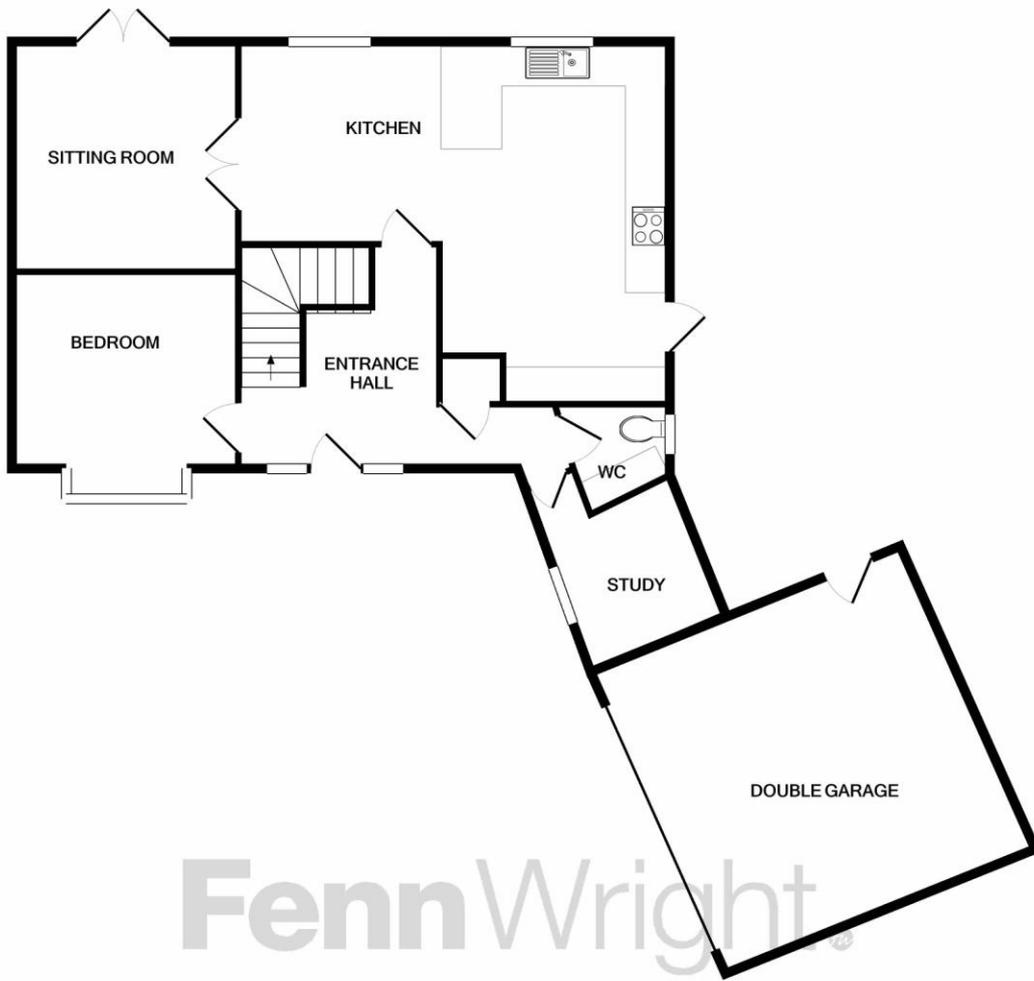
The galleried landing has a built-in airing cupboard and doors leading to four good size bedrooms of which the main bedroom benefits from an en-suite shower room with tiled surrounds.

The first floor accommodation is concluded with a refitted three-piece family bathroom.

Entrance hall

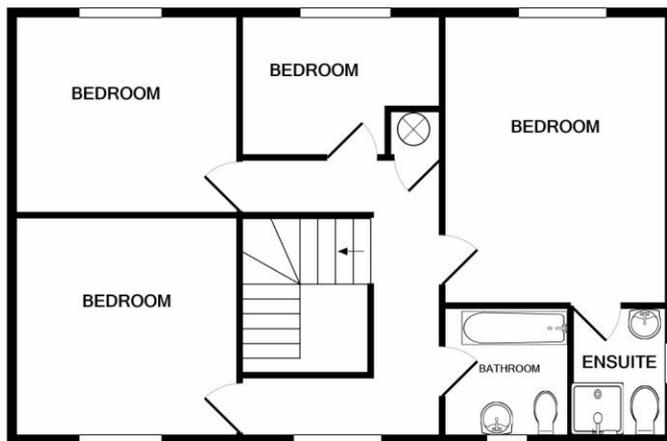


A spacious detached home on this popular development is conveniently placed for access to amenities including schools and benefits from a double garage.



Fenn Wright

GROUND FLOOR
APPROX. FLOOR
AREA 1046 SQ.FT.
(97.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 697 SQ.FT.
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1743 SQ.FT. (161.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



10' min x 9' 8" (3.05m x 2.95m)

Kitchen/dining room

21' 4" x 10' increasing to 17' 5"
(6.5m x 3.05m, 5.31m) L-shaped

Sitting room

11' 6" x 11' 1" (3.51m x 3.38m)

Cloakroom

5' 6" x 4' 8" (1.68m x 1.42m)

Study

8' 11" x 7' 3" (2.72m x 2.21m)

Ground floor bedroom

11' 1" x 8' 5" (3.38m x 2.57m)

Galleried landing

12' 6" x 9' 3" (3.81m x 2.82m)

Bedroom one

13' 1" x 12' (3.99m x 3.66m)

Ensuite

7' x 4' 9" (2.13m x 1.45m)

Bedroom two

11' 1" x 10' 9" (3.38m x 3.28m)

Bedroom three

11' 1" x 9' 4" (3.38m x 2.84m)



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



Particulars for 2 Eldred Drive, Great Cornard, Sudbury, CO10 0YZ

Bedroom four

9' 3" x 7' 3" (2.82m x 2.21m)

Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

Double garage

16' 7" x 16' 5" (5.05m x 5m)

The outside

The front gardens has an area of lawn plus established shrubs. There is a pathway extending to the front door set beneath a storm porch. There is a reasonable amount of driveway leading to a double garage with up and over door. The garage benefits from power and light along with a personal door to the rear gardens. A gate to one side of the garage provides access.

The rear gardens are majority set to lawn with a good range of established shrub planning, fenced boundaries and a patio terrace, part of which has a pergola with planting creating an attractive seating area just beyond the sitting room.

Where?

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 - E

Have *your*
home valued
by us...

and get **FREE professional advice**. Book it now at

fennwright.co.uk

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

Tenure - Freehold

EPC rating - D

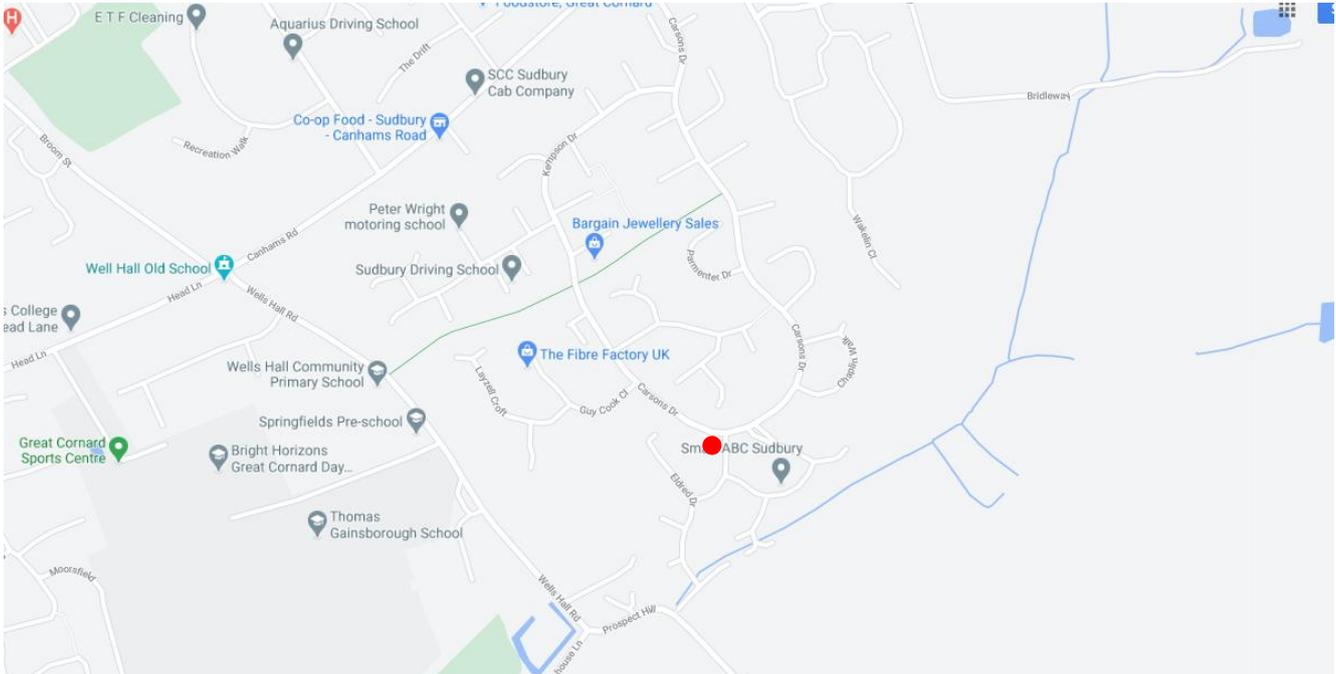
Further information

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

fennwright.co.uk

Viewing

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



Directions

SatNav CO10 0YZ. As you enter Carsons Drive Eldred Drive can be found on the left hand side and as you enter the property is on the right hand side.

To find out more or book a viewing

01787 327 000

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

