



Pot Kiln Road, Great Cornard, Sudbury CO10 0DG

welcome to

Pot Kiln Road, Great Cornard, Sudbury

Occupying a generous plot with ample parking, detached garage and large garden within this popular location giving easy access to highly regarded locals schools is this stunning detached home, offering flexible and spacious accommodation throughout.

Entrance Hall

Double glazed door to front aspect. Double glazed windows to front and side aspects. Feature fire place with chimney. Door leading to:-

Inner Lobby

Double glazed window to side aspect. Stairs rising to first floor.

Inner Hall

Door leading to cellar. Doors leading to lounge, kitchen and:-

Dining Room

Double glazed windows with lead lights to front aspect. Fireplace with inset multi fuel burner. Radiator.

Lounge

Two double glazed windows to side aspect. Double glazed french doors leading to garden. Fireplace with inset wood burner. Two radiators. Door leading to rear lobby.

Kitchen

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Central heating boiler, large pantry, water softener. Radiator. Door leading to:-

Utility Room

Double glazed window to side aspect. Fitted with matching units. Butler sink. Plumbing for washing machine. Door leading to cloakroom and:-

Rear Lobby

Double glazed window and door to rear aspect.

Stairs rising to first floor. Understairs cupboard, built in storage cupboard. Radiator.

First Floor Landing

Door to bedrooms one and two.

Bedroom One

Double glazed window to front aspect. Walk in storage with double glazed window to front aspect. Radiator.

Ensuite

Double glazed window to front aspect. Velux window. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, radiator.

Bedroom Two

Two velux windows. Built in wardrobe. Airing cupboard. Radiator. Door leading to second floor landing and:-

Ensuite

Velux window. Suite comprising low level WC, wash hand basin and shower cubicle. Eaves storage. Radiator.

Second Floor Landing

Double glazed window to rear aspect. Doors leading to bathroom and:-

Bedroom Three

Double glazed window to rear aspect. Two velux windows. Eaves storage. Radiator.

Bathroom

Velux window. Suite comprising low level WC, wash hand basin and bath. Storage cupboard, extractor fan.





Cellar

Double glazed window. Power and light connected. Radiator. Double glazed door leading to external steps.

Front Garden

A large block paved and shingle driveway provides ample off road parking. A set of gates open to an extension of the drive and leads to the double garage.

Rear Garden

The rear garden commences with a patio seating terrace and the remainder is predominantly laid to lawn. Door to garage and office. Rear access steps leading to cellar.

Detached Double Garage

Up and over doors. Power and light connected.

Office

Window to side aspect. Power and light connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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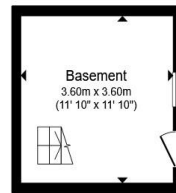
- Stunning detached home
- Three bedrooms
- Large rear garden
- Ample off road parking and detached garage
- Flexible and spacious accommodation throughout

Tenure: Freehold EPC Rating: D

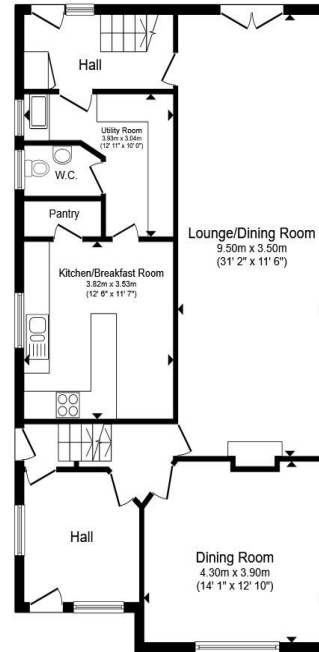
Council Tax Band: E

offers in excess of

£450,000



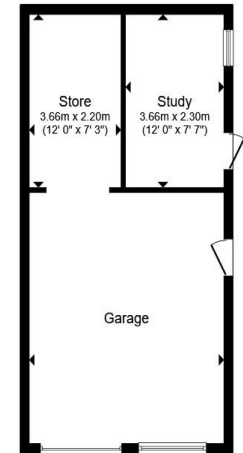
Basement



Ground Floor



First Floor



Outbuilding

Total floor area 234.1 m² (2,520 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD110736 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk