



Davidson Close, Great Cornard, Sudbury CO10 0YU

welcome to

Davidson Close, Great Cornard, Sudbury

NO ONWARD CHAIN Set within a highly regarded location giving easy access to highly regarded local schools is this well presented three bedroom detached home, with spacious lounge and extended kitchen/diner, and further enhanced with ample off road parking and beautiful garden.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

Lounge

Double glazed window to front aspect. Radiator. Door leading to:-

Kitchen / Diner

Two double glazed windows to rear 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. Integral double oven with inset hob and hood over. Integral dishwasher. Space for appliances. Understairs cupboard. Two radiators.

Landing

Double glazed window to side aspect.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to front aspect. Storage cupboard. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

Front Garden

A large block paved driveway leads to the garage. Double gates lead to the garden.

Rear Garden

The rear garden commences with a patio seating area, with the remainder predominantly laid to lawn with beds to borders. Large summer house. Gate to front aspect.

Garage / Store

Double doors. 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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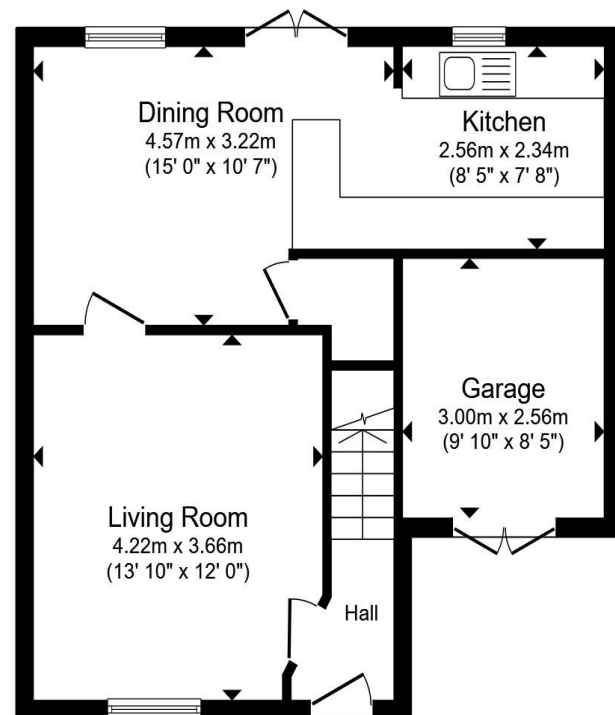
- Three bedrooms
- Detached
- No onward chain
- Extended kitchen/diner
- Spacious lounge

Tenure: Freehold EPC Rating: D

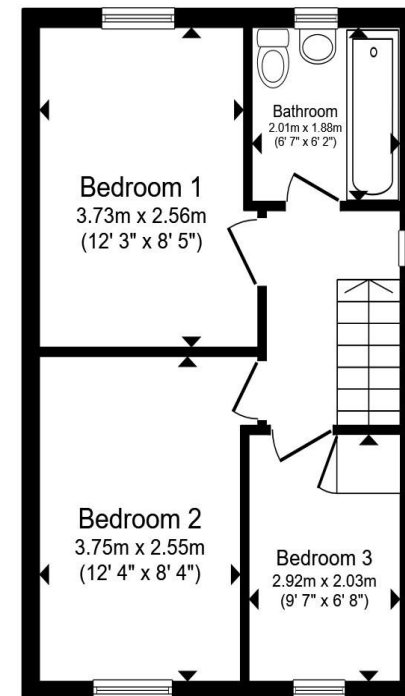
Council Tax Band: C

offers in excess of

£325,000



Ground Floor



First Floor

Total floor area 83.4 m² (898 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:
SUD111418 - 0004

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.

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