



Head Lane, Great Cornard, Sudbury CO10 0JD

welcome to

Head Lane, Great Cornard, Sudbury

A beautiful and spacious three bedroom and first floor bedroom Victorian semi detached home, offering easy access to highly regarded local schools. This stunning home is then enhanced with ample driveway parking and beautiful garden.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Lounge / Diner

23' 10" x 13' 5" max (7.26m x 4.09m max)

Two double glazed windows to front aspect and one double glazed window to rear aspect. understairs cupboard. Fireplace. Two radiators. Door leading to:-

Kitchen

10' 8" x 8' 1" (3.25m x 2.46m)

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob with extractor fan over. Central heating boiler. Opening onto:-

Breakfast Room

9' 2" x 7' 11" (2.79m x 2.41m)

Double glazed french doors and double glazed window to side aspect. Radiator.

Landing

Access to loft.

Bedroom One

12' 5" x 9' 3" (3.78m x 2.82m)

Two double glazed windows to front aspect. Radiator.

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

Double glazed window to front aspect. Radiator.

Bathroom

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

Rear Garden

The rear garden commences with a patio seating terrace, with the remainder being predominantly laid to lawn with mature shrubs, and beds to borders. Two sheds to remain. Gate to front.





view this property online williamhbrown.co.uk/Property/SUD109285



welcome to

Head Lane, Great Cornard, Sudbury

- Three bedrooms
- Victorian semi detached home
- Ample off road parking
- Easy access to local schools
- Spacious living accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£325,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/SUD109285



Property Ref:
SUD109285 - 0007

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