



Grace Farrant Road, Great Cornard, Sudbury CO10 0FJ



**william
h brown**

welcome to

Grace Farrant Road, Great Cornard, Sudbury

Set within a highly regarded development is this spacious and modern three bedroom semi detached home. The property offers a spacious lounge and stunning kitchen/diner and is further enhanced with ample off road parking.



Entrance Hall

Double glazed entrance door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator, extractor fan.

Lounge

Double glazed window to front aspect. Built in media wall. radiator.

Kitchen / Diner

Double glazed windows to rear and side aspects and double glazed french doors leading to garden. 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 hood over. Understairs cupboard, cupboard housing central heating boiler. Space for appliances.

Landing

Access to loft. Two storage cupboards.

Bedroom One

Double glazed window to front aspect. Radiator.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator, extractor fan.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed windows to rear and side aspects. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

Exterior

A driveway provides ample off road parking, the rear garden commences with a patio seating area to the immediate rear of the property with a further seating area to the rear of the garden, the remainder of the garden is mainly laid to lawn, side gate.



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welcome to

Grace Farrant Road, Great Cornard, Sudbury

- Three bedrooms
- Modern semi detached home
- Popular location
- Easy access to highly regarded schools
- Spacious lounge

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD111351 - 0003

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