



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.



view this property online williamhbrown.co.uk/Property/SUD111418



welcome to

Davidson Close, Great Cornard, Sudbury

- 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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111418



Property Ref:
SUD111418 - 0003

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