



Kersey Avenue, Great Cornard, SUDBURY CO10 0DZ

welcome to

Kersey Avenue, Great Cornard SUDBURY

This three bedroom home offers spacious and well presented accommodation throughout, with large lounge, stunning kitchen and beautiful conservatory. The property is enhanced with a private garden with workshop, ground floor cloakroom and garage in block

Entrance Hall

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

Cloakroom

Double glazed window to rear aspect. Suite comprising high level WC and vanity wash hand basin.

Lounge

Double glazed window to side aspect. Double glazed patio doors leading to rear garden. Radiator.

Kitchen / Breakfast Room

Double glazed window and double glazed door to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface with matching breakfast bar. Sink and drainer unit with mixer tap. Integral oven and hob. Space for appliances. Doorway to:-

Conservatory

Double glazed windows to three aspects. Double glazed french doors leading to garden.

Landing

Access to loft. Cupboard housing central heating boiler and hot water tank.

Bedroom One

Double glazed window to side aspect. Radiator. Opening onto dressing area with double glazed window to rear aspect.

Bedroom Two

Double glazed window to front aspect. Range of fitted storage,. Radiator.

Bedroom Three

Double glazed window to front aspect. Overstairs storage. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and walk in shower cubicle. Radiator.

Front Garden

Fronting onto an areas of greensward. A pathway leads to the front door and there is a fenced and gated courtyard in front of the kitchen door.

Rear Garden

The rear garden commences with a patio seating area and has a further covered decked seating terrace. The remainder is predominantly laid to lawn. Side gate access. Door leading to workshop.

Workshop

Power and lighting connected. Double glazed door leading to garden. Window to rear aspect.

Garage

In block.

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.

The vendor has advised that there are solar panels at the property.





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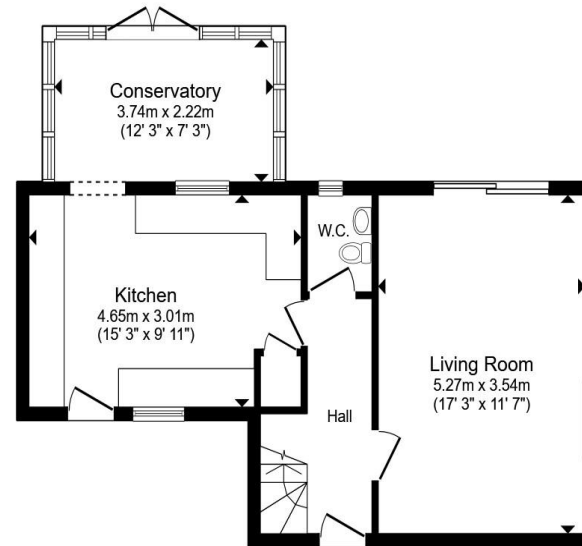
- Three bedrooms
- Overlooking an area of greensward
- Spacious lounge
- Stunning kitchen
- Beautiful conservatory

Tenure: Freehold EPC Rating: A

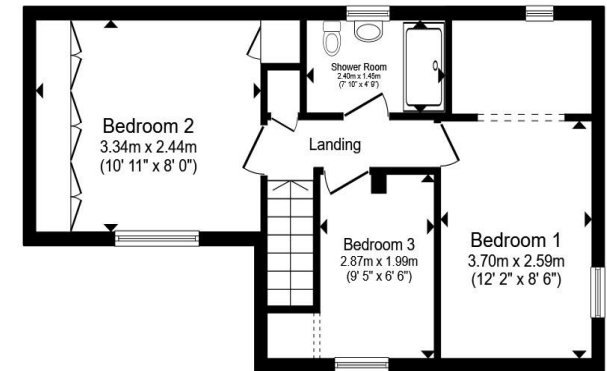
Council Tax Band: B

offers in excess of

£230,000



Ground Floor



First Floor

Total floor area 93.6 m² (1,008 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:
SUD111612 - 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.

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