

## Description

**THE PROPERTY** As you step into the residence, you are greeted by a small entrance porch with a door to the cloakroom and the inviting Sitting Room. The sitting room is adorned with a large window overlooking the front aspect, this room is flooded with natural light, creating a bright and airy atmosphere. The gas fireplace adds a touch of cosiness.

The Dining Room is a delightful area featuring French doors that open to the rear aspect. These doors not only allow for easy access to the outdoor space but also provide a picturesque view, creating an ideal setting for intimate gatherings.

The heart of the home, the Kitchen, boasts a range of matching wall and base units. Equipped with an oven, grill, and ceramic hob with an extractor over, this culinary space is designed for both functionality and style. A window overlooking the garden adds a refreshing touch, and the inset sink enhances the overall practicality of the space. The kitchen connects to the utility Room, a compact area with space and plumbing for a washing machine and tumble dryer.

Ascending to the upper level, there are doors off the four bedrooms and bathroom. With one room currently utilised as a dressing room, where you'll find fitted wardrobes which could easily be removed to convert this back into a bedroom.

The property offers three further bedrooms. The Master Bedroom features windows to the front aspect. The additional bedrooms continue the theme of comfort and style with windows to the front aspect.

Completing the living spaces is the Bathroom, offering a serene retreat with a window to the rear aspect. The free-standing bath, chrome heated towel rail radiator, low-level wc, wash hand basin, and corner shower unit create a spa-like ambiance, perfect for unwinding after a long day.

Step outside to discover the expansive outdoor space. To the front, a generous drive provides ample off-road parking and vehicular access to a garage, ensuring convenience for residents and guests alike. The front yard features a neatly laid lawn, adding a touch of greenery.

The rear garden is a private oasis, commencing with a paved patio area that leads to a shingled

expanse at the rear. A charming pergola remains, providing an ideal spot for outdoor entertainment or quiet relaxation. The entire outdoor space is enclosed by wood panel fencing, ensuring privacy and creating a secure environment for enjoyment.

**THE LOCATION** Great Cornard boasts a host of essential amenities, including a doctor's surgery, both primary and secondary schools, a variety of shops and pubs. It provides residents with convenient access to everyday necessities.

Sudbury, a vibrant market town, is within easy reach. It features a bustling market square and is enveloped by the picturesque Suffolk countryside. In Sudbury, you'll discover an extensive array of amenities, such as diverse shops, sports facilities, churches, restaurants, and traditional pubs.

The village's proximity to Sudbury is not only convenient for shopping and entertainment but also for transportation. Sudbury boasts a branch line train station with connections, including those at Marks Tey, offering train services to London's Liverpool Street. This makes Great Cornard an attractive choice for commuters and those seeking easy access to the capital.

Great Cornard combines the charm of village life with the accessibility of a thriving market town, making it an ideal location for a wide range of residents, from families to commuters.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Post Code – CO10 0YS

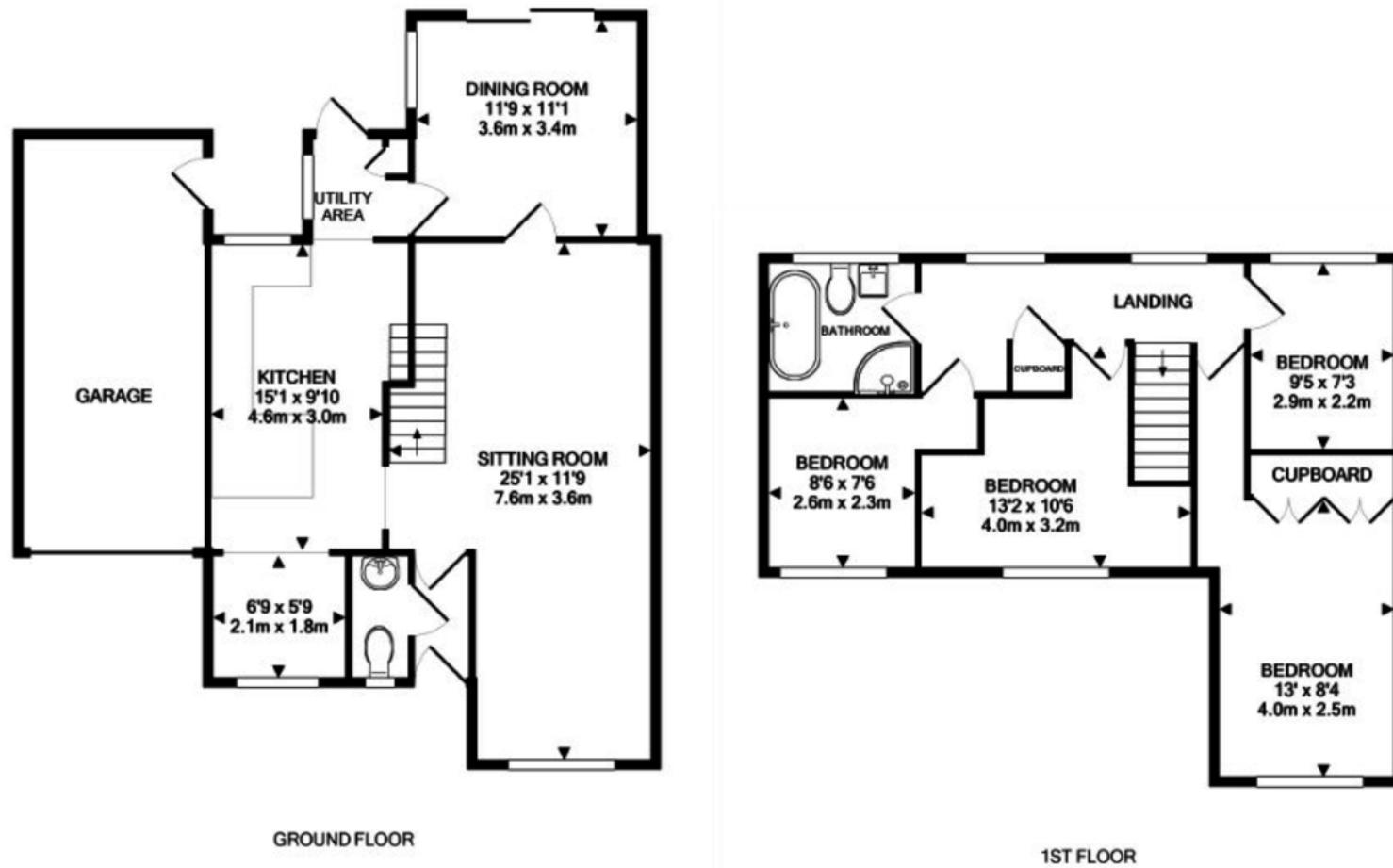
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Parmenter Drive | Great Cornard | CO10 0YS

£365,000

An extended four bedroom detached family home located on the highly desirable hedgerows estate in Great Cornard. Boasting a large sitting room, dining room, kitchen/breakfast room, utility room, cloakroom and family bathroom. Outside ample parking with a garage and a private rear garden. NO ONWARD CHAIN.

- Four Bedrooms
- Large Sitting Room
- Dining Room
- Kitchen/Beakfast Room
- Utility Room
- Cloakroom
- Family Bathroom