

Description

Approximate Room Sizes

THE PROPERTY This home is located opposite a well-maintained greensward with a low-maintenance engineered grass front garden. Upon entry, the entrance hall features stairs leading to the first floor. The kitchen is equipped with sleek white floor and wall-mounted units, wooden countertops, an integrated oven with a four-ring gas hob, a stainless steel extractor fan, an inset stainless steel sink with a chrome mixer tap, and black tile-effect splashbacks. Adjacent to the kitchen, the sitting room offers access to a spacious under-stair storage area and French doors that open to the rear garden. The ground floor also includes a cloakroom with a low-level WC and a washbasin.

On the first floor, there are two double bedrooms, with the second bedroom spanning the width of the property, and a study area with stairs leading to the second floor. The master bedroom occupies the entire second floor and features integrated wardrobe space and an en-suite bathroom with contemporary tiling, a low-level WC, a washbasin, and a shower cubicle.

The rear garden includes a paved area leading to a raised decked seating terrace and a low-maintenance engineered lawn. Gated rear access provides direct entry to the two parking spaces associated with the property.

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.

AGENTS NOTE

Estate Charge - As is typical with new build properties we understand this property is subject to an estate charge

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

KITCHEN 4.06 x 3.48 (13'3" x 11'5")

LOUNGE 4.47 x 3.56 (14'7" x 11'8")

CLOAKROOM 1.37 x 0.99 (4'5" x 3'2")

MASTER BEDROOM 5.36 x 4.47 (17'7" x 14'7")

ENSUITE 2.34 x 1.75 (7'8" x 5'8")

SECOND BEDROOM 4.47 x 2.64 (14'7" x 8'7")

THIRD BEDROOM 2.84 x 2.46 (9'3" x 8'0")

FAMILY BATHROOM 2.46 x 1.98 (8'0" x 6'5")

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

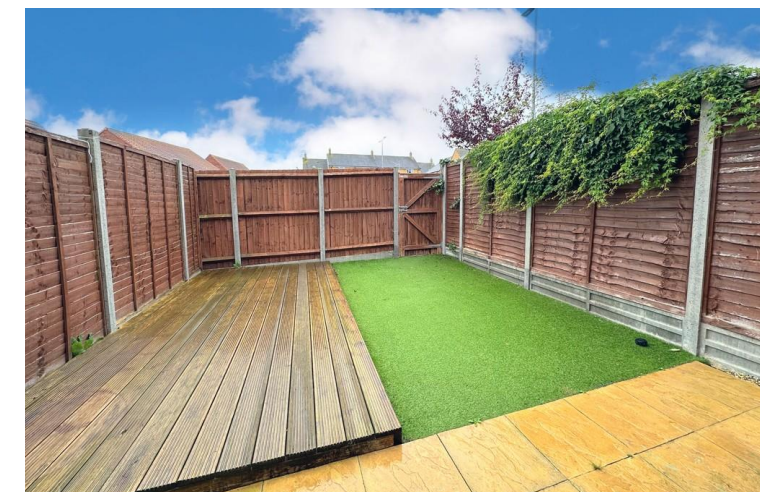
Tenure – Freehold

Post Code – CO10 0GH

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

Heckford Road | Great Cornard | CO10 0GH

£280,000

A three bedroom home located on a sought after locale within Great Cornard. Boasting a ground floor w/c, kitchen/diner, sitting room, study room, bathroom, master bedroom with ensuite, private garden and off road parking. NO ONWARD CHAIN.

- Three Bedrooms
- Kitchen/Diner
- Sitting Room
- Ground Floor WC
- Study Room
- Family Bathroom
- Ensuite To Master Bedroom