

Description

Approximate Room Sizes

THE PROPERTY Welcome to this charming and well-appointed home, perfect for modern living.

As you enter, you'll find a welcoming entrance hall leading to a convenient W/C and the spacious sitting room. The sitting room features a large double glazed window that fills the space with natural light and provides access to the contemporary kitchen/diner.

The kitchen/diner is a true highlight, boasting modern fittings including wall and base level units with work surfaces, an integrated electric oven with inset hob and extractor fan, a stainless steel sink with a mixer tap, and space and plumbing for appliances such as a washing machine, dishwasher and fridge/freezer. French doors open to the rear garden, and there is ample space for a dining table, making it an ideal spot for both cooking and entertaining.

Upstairs, the landing provides access to three bedrooms and the family bathroom. The master bedroom benefits from a double glazed window to the rear and an ensuite with a corner shower unit, a close coupled W/C, a wash hand basin, and a chrome heated towel rail. The second bedroom features a double glazed window to the

front, while the third bedroom has a rear-facing window, perfect for a child's room or home office.

The family bathroom is equipped with a panelled bath, a close coupled W/C, a wash hand basin, and part tiled walls, ensuring both style and functionality.

Outside, the front garden is laid to lawn with a pathway leading to the entrance. The driveway at the side of the property provides ample off-road parking. The rear garden is a delightful retreat, predominately laid to lawn and enclosed by wood panel fencing for privacy. There is an additional garden space at the rear which is ready to be landscaped by a new buyer.

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 Council & Council Tax Band – Band C - Babergh District Council

Tenure – Freehold

Estate Charge - £209.23 per annum

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 940 Mbps and upload speeds of up to 940 Mbps (Ofcom data)

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

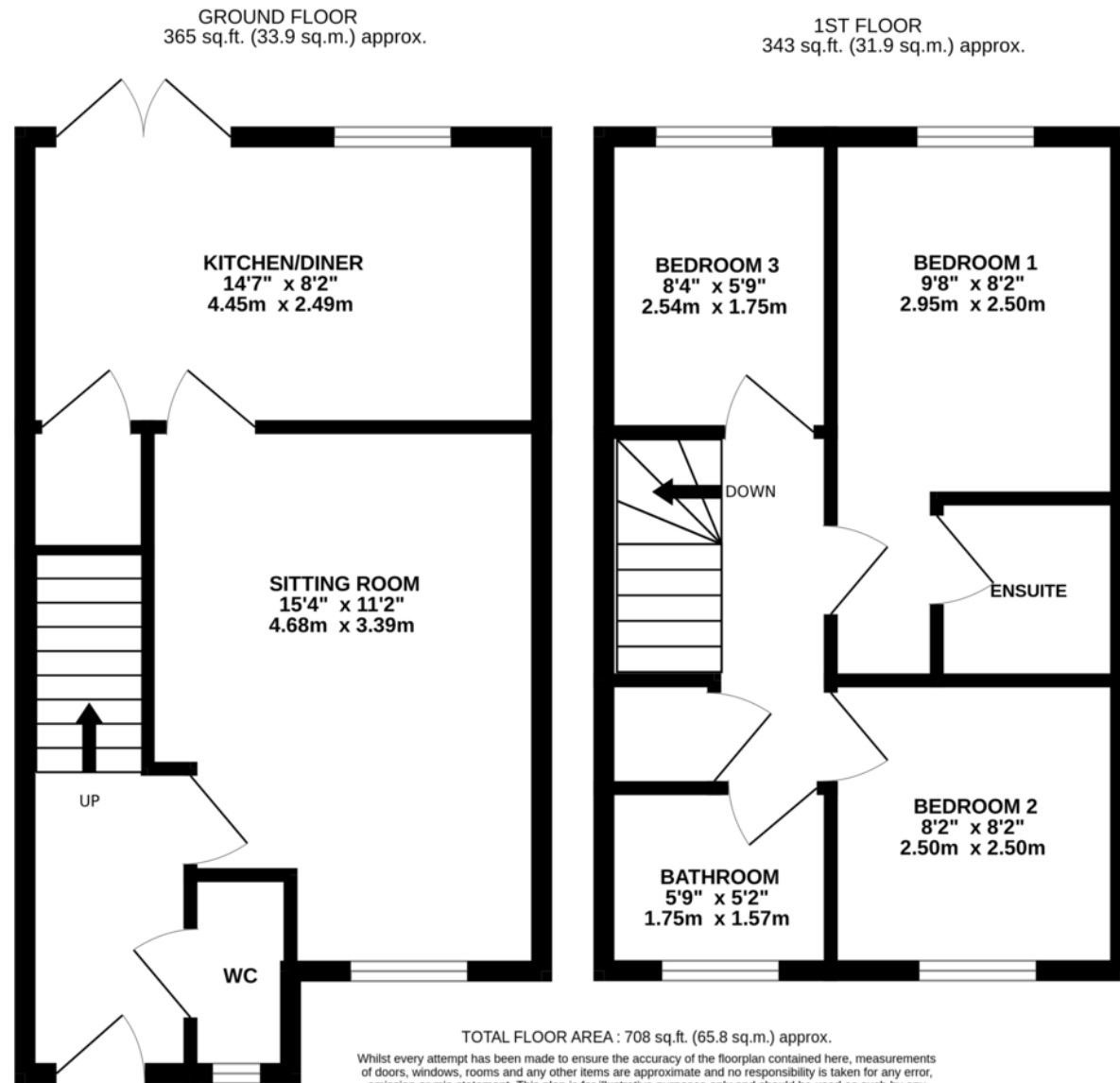
Post Code – CO10 0FN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.
 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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	83 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

Wakelin Close | Great Cornard | CO10 0FN

£300,000

A three bedroom semi-detached home located within the sought after woodland rise development in Great Cornard. The property benefits from a ground floor w/c, sitting room, kitchen/dining room, ensuite to master bedroom and bathroom. Good size rear garden with ample off road parking to the side.

- Three Bedrooms
- Ground Floor W/C
- Sitting Room
- Kitchen/Dining Room
- Ensuite & Family Bathroom
- Private Rear Garden
- Ample Off Road Parking