

## Summary

### Approximate Room Sizes

**THE PROPERTY** Upon entering the hall, you'll find access to the sitting room and the spacious kitchen/diner, with stairs leading up to the first-floor landing. The kitchen/diner is bright and airy, featuring modern cabinetry, a rear-facing window and door, and convenient storage in the under-stair cupboard. It boasts an integrated chest-level oven, fridge/freezer, and designated space with plumbing for both a washing machine and tumble dryer.

The dual-aspect sitting room is generously sized, accommodating both sitting and dining areas, with double doors opening out to the garden.

On the first floor, doors lead to three well-proportioned bedrooms, a shower room, and a separate W/C. Bedrooms one and two enjoy views over a pleasant greensward, while bedroom three overlooks the rear garden. The shower room includes a corner shower unit and wash hand basin, with a separate W/C adjacent.

The rear garden is designed for low maintenance, fully paved and enclosed by wood panel fencing, with a gate for rear access. The property also includes the added benefit of a garage located in a nearby block.

**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

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with downloads speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

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

SITTING ROOM 18' 8" x 11' 3" (5.69m x 3.43m)

KITCHEN/DINER 14' 1" x 11' 4" (4.29m x 3.45m)

BEDROOM ONE 11' 5" x 11' (3.48m x 3.35m)

BEDROOM TWO 12' 5" x 8' 7" (3.78m x 2.62m)

BEDROOM THREE 10' 9" x 7' 4" (3.28m x 2.24m)

SHOWER ROOM 5' 10" x 5' 4" (1.78m x 1.63m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

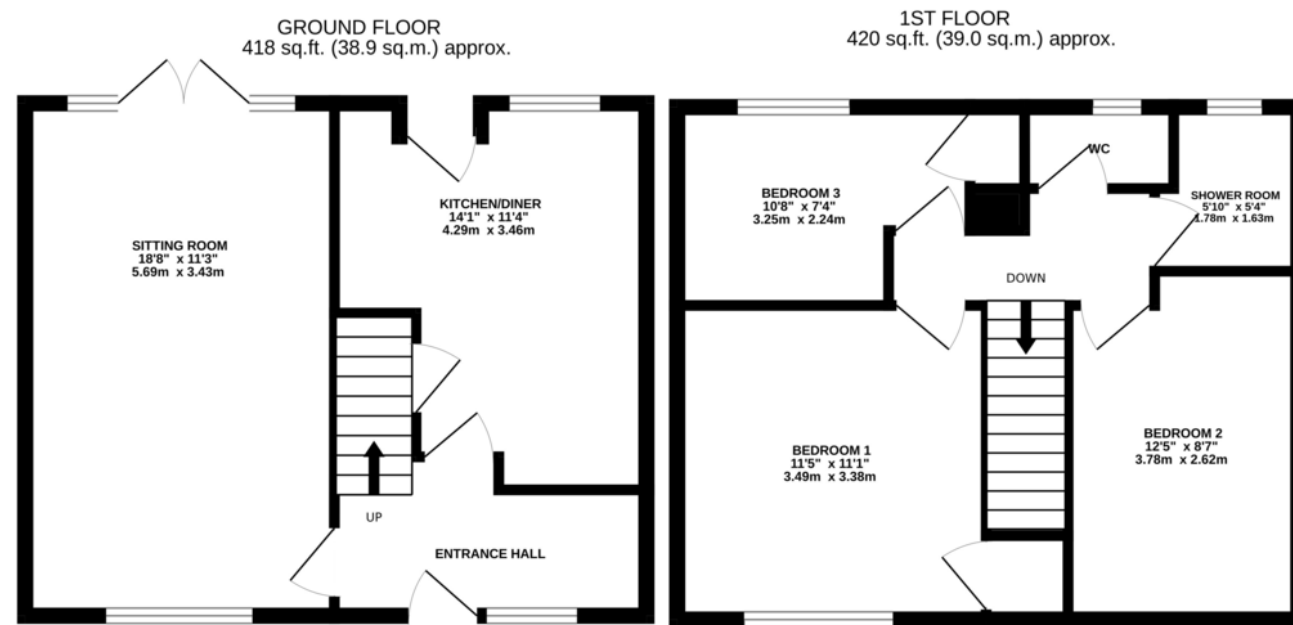
Post Code – CO10 0LJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





**TOTAL FLOOR AREA : 838 sq.ft. (77.9 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



**Contact Details**  
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## Cherrytree Road | Great Cornard | CO10 0LJ

**£240,000**

A well presented three bedroom home boasting a modern kitchen/dining room, dual aspect sitting room, shower room, separate w/c, low maintenance rear garden and garage en bloc. Walking distance to amenities and short drive to Sudbury town centre.

- Three Bedrooms
- Modern Kitchen/Dining Room
- Dual Aspect Sitting Room
- Shower Room
- Separate W/C
- Low Maintenance Rear Garden
- Garage En Bloc