



The Beeches | 36 Pot Kiln Road | Great Cornard | CO10 0DQ

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The Beeches, 36 Pot Kiln Road, Great Cornard, CO10 0DQ

“An impressive five bedroom, detached family residence located just a stone’s throw from Sudbury town centre with extensive off-road parking & private grounds incorporating a detached workshop.”

Description

A substantial, impressive detached family residence set well back from the road and located just a stone’s throw from Sudbury town centre as well conveniently placed for destinations further afield.

Notable features include solar panels, extensive off-road parking, as well as proportionate well-maintained private grounds incorporating a detached workshop towards the foot of the plot.

About the Area

Great Cornard is a well-served village with extensive facilities including junior and senior schools, doctors’ surgery, dentist, range of shops (baker/hairdresser/sub post office), St. Andrews Church, 4 public houses and a regular bus service. The market town of Sudbury is approximately 1 mile distant with many further amenities and a branch line station with connections to London Liverpool Street. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy space with cloak hanging space, spotlights, window to front aspect, stairs rising to the first floor, extensive under stairs cupboard and doors to:

Sitting Room Approx 22’5 x 16’ (6.84m x 4.87m)

Magnificent room with feature inset boasting wood burning stove with exposed red brick surround on a brick hearth, window to side aspect, spotlights and French doors to the rear opening onto the terrace.

Study Approx 11’5 x 10’10 (3.47m x 3.30m)

Currently used as a home office, however ideal for a variety of uses and benefiting from triple aspect windows to the front and either side.

Studio Approx 19’7 x 12’ (5.98m x 3.65m)

Equally as suitable as a bedroom or additional reception room. This versatile space located towards the front of the property benefits from double aspect windows to the front and side and spotlights.

Ground Floor Bedroom Suite Approx 14’10 x 11’5 (4.51m x 3.47m)

Double room with window to side aspect, spotlights, housing for fuse board and door to:



En-Suite Shower Room

Well-appointed white suite comprising w.c, hand wash basin, attractive tiled shower cubicle, partly tiled walls, tiled flooring, spotlights, heated towel rail and extractor.

Cloakroom

White suite comprising w.c, hand wash basin, tiled splashback, heated towel rail, ample built-in storage shelving, spotlights and frosted window to side aspect.

Kitchen/Dining Room Approx 30’9 x 17’7 (9.38m x 5.37m)

An outstanding space situated at the heart of the house and suitable for everyday family living. This open-plan area incorporates an extensive, well-equipped fitted kitchen with a matching range of wall and base units with Corian worktops over and inset with sink, drainer and Quooker chrome mixer tap. Integrated appliances include Smeg double with Siemens five ring halogen hob with extractor over, additional eye-level Siemens oven and grill, microwave, coffee machine and dishwasher. Feature island incorporating breakfast bar with integrated power points. This open-plan space incorporates a proportionate dining area with base units and shelving extending along one side, French doors to the rear opening to the rear terrace, two windows to the side aspect, personnel door to side and spotlights.

Utility Room

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap, space for white goods, built-in shelving,

spotlights, personnel door to side and window to side aspect.

First Floor Landing

With access to loft, spotlights and doors to:

Master Bedroom Approx 24’1 x 17’7 (7.35m x 5.35m)

Double room with built-in wardrobes, spotlights, two windows to rear aspect and door to:

En-Suite Shower Room

Stylish white suite comprising w.c, hand wash basin, double tray shower cubicle, heated towel rail, tiled walls, spotlights, extractor and skylight.

Bedroom Two Approx 13’11 x 12’8 (4.25m x 3.86m)

Double room with spotlights and skylight. Door to:

En-Suite Shower Room

Comprising w.c, hand wash basin, extensive built-in storage, shower cubicle, tiled walls, mosaic tiled flooring, spotlights, heated towel rail and spotlight.

Bedroom Three Approx 18’10 x 11’ (5.73m x 3.36m)

Double room with spotlights, two skylights and incorporating office space.

Bedroom Four Approx 11’3 x 11’2 (3.43m x 3.40m)

Double room with built-in shelving and two skylights.



Family Bathroom

Comprising w.c, hand wash basin with storage under, further built-in shelving, tiled shower cubicle, panelled bath with shower attachment, cloak hanging space, heated towel rail, extractor and skylight.

Outside

The property is set well-back from the road and is accessed over a private gravelled drive providing ample off-road parking. The grounds are predominately lawned with a terrace abutting the rear of the property and are private in nature, being well-stocked with a variety of established specimen trees as well as flower and shrub borders. Incorporated within the plot is a potting shed, vegetable plot, pizza oven and perhaps most notably a detached workshop located towards the foot of the garden, ideal for a variety of uses and with potential to convert into further accommodation subject to the relevant consents. Boundaries are defined by fencing and hedging for the most part. In all about 0.5 acres.

Local Authority

Babergh District Council

Council Tax Band – F

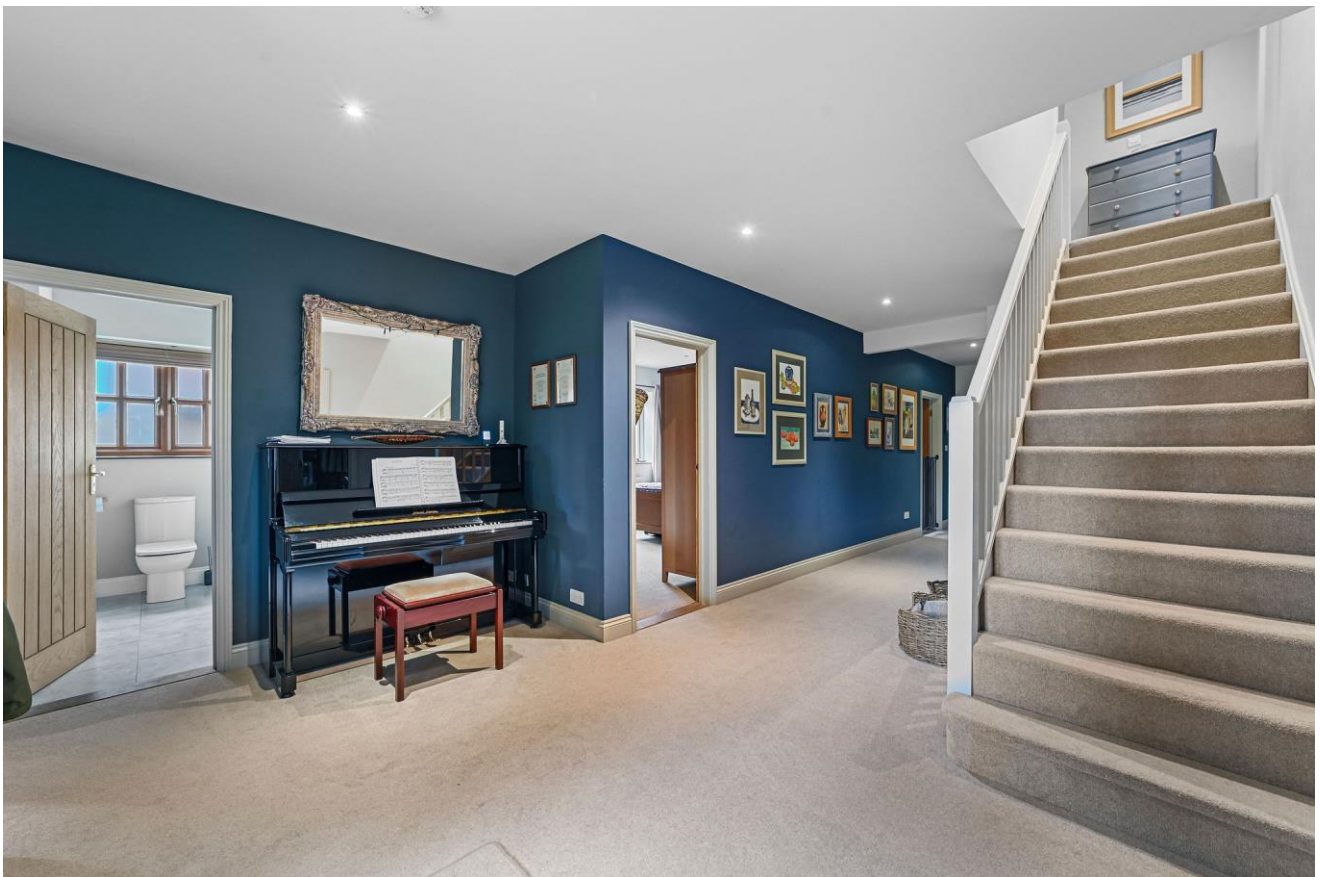
Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

The property is also offered with the added benefit of solar panels, further details of which can be found by contacting the agent.

Energy performance certificate (EPC)																																			
36 Pot Kinn Road Great Cornard SUDBURY CO10 0DQ	Energy rating	Valid until:	15 October 2034																																
	B	Certificate number:	9380-2162-2400-2894-9211																																
Property type	Detached house																																		
Total floor area	284 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency .																																			
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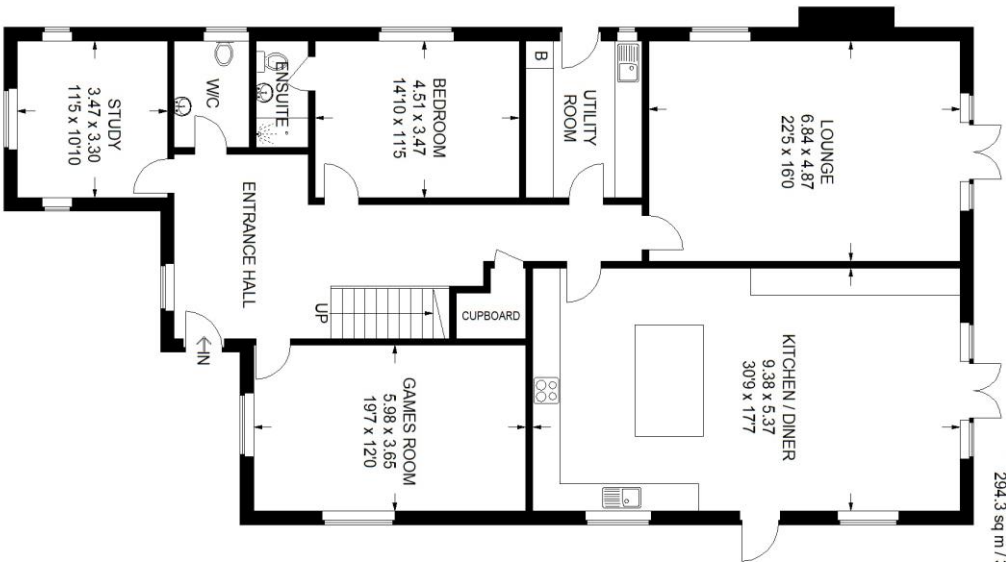




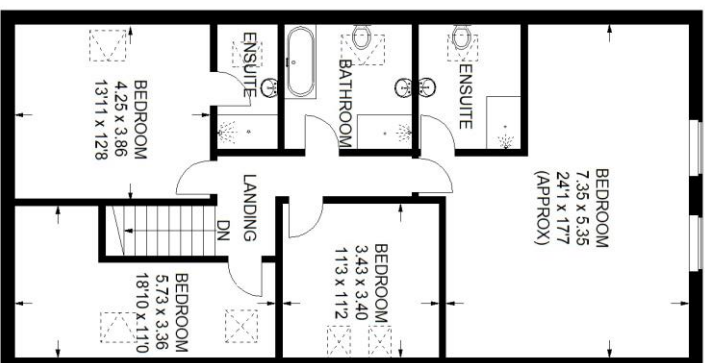


Pot Kiln Road

Approximate Gross Internal Area
294.3 sq m / 3167 sq ft



Ground Floor = 185.2 sq m / 1993 sq ft



First Floor = 109.1 sq m / 1174 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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