



Bures Road, Great Cornard, Sudbury CO10 0JQ

welcome to

Bures Road, Great Cornard, Sudbury

NO ONWARD CHAIN Occupying a generous double width plot within a popular area is this impressive, recently renovated to a high standard, detached bungalow with planning permission for a substantial extension. The impressive plot size could also lend itself for further development (STP).



Covered Porch

Door leading to:-

Entrance Hall

Access to large loft with light connected, radiator.

Lounge

27' 4" into bay x 10' 11" (8.33m into bay x 3.33m)
Double glazed bay window to front aspect. Two double glazed windows to side aspect. Two radiators.

Kitchen

15' 8" x 15' 7" (4.78m x 4.75m)
Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface, Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob. Partition wall in place with lintel ready for extension. Space for appliances.

Bedroom One

19' 8" x 11' 1" (5.99m x 3.38m)
Double glazed door and double glazed window to rear aspect. Radiator.

Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising comfort height WC, vanity wash hand basin and Japanese style bath with mixer tap and rainfall shower over.

Front

The property occupies a large double width plot with ample parking. There is a small apple tree orchard to the front. The remainder of the plot is predominantly laid to lawn.

Detached Garage

37' x 9' 4" (11.28m x 2.84m)
Three windows. Sliding door.

Outside

The property sits on a large double width plot with a large sweeping driveway leading to the detached garage, the front of the plot is mainly laid to lawn with a small orchard, the rear garden is mainly laid to lawn, the size of the plot could lend itself for development such as splitting the plot (STP) see agent notes.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Planning granted DC/24/02281

The vendor has advised that they have had a pre planning application enquiry about splitting the plot and constructing an additional detached dwelling, we have been advised that they have been advised this would be acceptable in principle. Further information can be provided on request. All potential purchasers are advised to conduct their own research and complete their own due diligence.



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Bures Road, Great Cornard, Sudbury

- Planning permission granted DC/24/02281
- No onward chain
- Renovated detached bungalow
- Large double width plot
- Highly regarded location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD108291 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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