



**11a Phillips Field Road,  
Great Cornard, Suffolk**

**DAVID  
BURR**





# 11A PHILLIPS FIELD ROAD, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0JH

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.

A characterful semi-detached house thought to have been constructed in the 1920s with bright, well-balanced accommodation over two levels. The property includes two reception rooms and a generous kitchen as well as two well-proportioned double bedrooms and a first floor bathroom. There is the further benefit of a sunny south west facing rear garden and a private driveway providing off-road parking for at least two vehicles. **NO ONWARD CHAIN.**

## **A two-bedroom semi-detached house on a quiet no-through road within just a short distance of town amenities and countryside walks.**

**STORM PORCH:** With front door leading to:-

**ENTRANCE HALL:** With painted wooden floorboards, useful understairs storage cupboard off and with doors leading to:-

**DINING ROOM:** A charming room with a central feature fireplace with brick surround and a tiled hearth. Window overlooking the driveway.

**SITTING ROOM:** With a continuation of painted wooden floorboards and plenty of space for seating arranged around a central cast-iron open fireplace with tiled hearth. Fitted display shelving, windows overlooking the garden and a four panel wooden door leading to:-

**KITCHEN:** With a matching range of base and wall level shaker style units with solid oak worksurfaces incorporating a butler sink with a mixer tap above. Integrated appliances include a Beko dishwasher, Indesit washing machine and Kenwood tumble dryer. Space for a free-standing refrigerator/freezer and a further space for a free-standing range cooker with tiled splashback. Window overlooking the rear garden and stable door leading onto the side access.

### **First Floor**

**LANDING:** With access to loft storage space and doors leading to:-

**BEDROOM 1:** With painted wooden floorboards, a pretty cast-iron feature fireplace and window overlooking the front.

**BEDROOM 2:** With wooden floorboards and a range of fitted wardrobes with inset shelving and hanging rail and window with a view over the rear garden.

**BATHROOM:** Recently refurbished with a panelled bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin. Useful storage cupboard and linen cupboard off.

### **Outside**

In front of the property is a private driveway providing **OFF-ROAD PARKING** for at least two vehicles. A timber gate leads down the side of the property onto a pebbled terrace and a **SOUTH WEST FACING** rear



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garden with an area of lawn, well-stocked beds and a useful lean-to log store.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** B

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

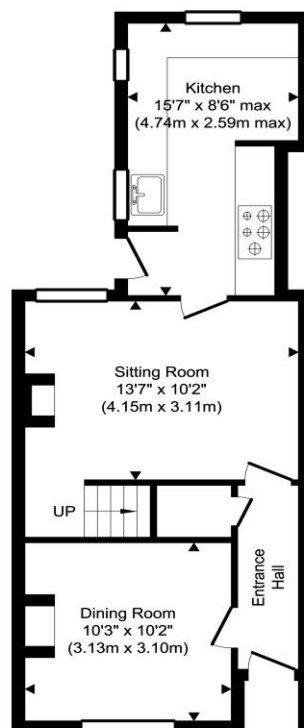
**SUBSIDENCE HISTORY:** The property was underpinned approx. 1980s – 1990s.

**WHAT3WORDS:** payout.requested.yesterday

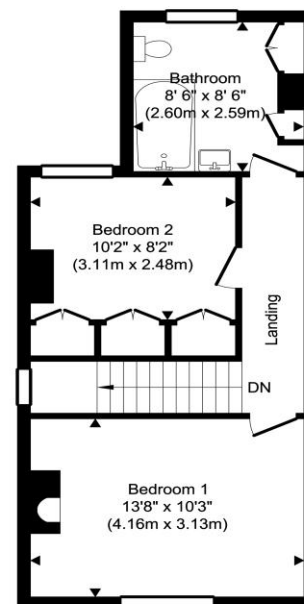
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor  
Approximate Floor Area  
440.67 sq. ft.  
(40.94 sq. m)



First Floor  
Approximate Floor Area  
401.70 sq. ft.  
(37.32 sq. m)

TOTAL APPROX. FLOOR AREA 842.38 SQ.FT. (78.26 SQ.M.)

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