



**104 Grantham Avenue,
Great Cornard, Suffolk**

**DAVID
BURR**



104 GRANTHAM AVENUE, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0ZQ

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 spacious four-bedroom family home with large master suite, off-road parking and garage in catchment to Thomas Gainsborough School and Wells Hall primary school.

A well-presented four-bedroom home.

ENTRANCE HALL: An inviting space with staircase leading to first floor, useful understairs storage cupboard and doors leading to:-

SITTING ROOM: Situated at the back of the house, this is a wonderfully light room with windows and French doors overlooking the rear garden and leading to an initial decked terrace with useful alcove for sitting room furniture finished with an oak effect laminate flooring leading from the entrance hall.

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of contemporary units with a stone effect worktop and bay window to the front offering a pretty dining space. Integrated appliances include a one-and-a-half sink with drainer unit and mixer tap, gas hob with extractor, one-and-a-half oven, dishwasher, space for fridge/freezer and washing machine.

CLOAKROOM: Accessed off the entrance hall, the cloakroom is fitted with a close coupled WC, pedestal wash hand basin with mixer tap and attractive tiled splashback.

First Floor

LANDING: With stairs leading to second floor and doors leading to:-

BEDROOM 2: A spacious double bedroom with window overlooking the rear garden and double built-in wardrobe with hanging rail and shelving.

BEDROOM 3: A generous third bedroom with window to the front and double built-in wardrobe with hanging rail and shelving with space for other bedroom furniture.

BEDROOM 4: This room is currently utilised as a dining room and study with pretty views over the rear garden.

BATHROOM: A three-piece suite consisting of a large panel bath with mixer tap and overhead shower and handheld shower with shower screen, pedestal wash hand basin with mixer tap, close coupled WC and heated towel rail.

Second Floor

LANDING: With shelving offering useful storage and door leading to:-

MASTER BEDROOM: A dual aspect room stretching from front to back with dressing room area fitted with a large double wardrobe with hanging rail and shelving as well as airing cupboard providing further storage with door leading to:-

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EN-SUITE: A three-piece suite consisting of a corner shower cubicle with overhead shower and attractive tiled surround, close coupled WC, pedestal wash hand basin with dressing table space and heated lighted mirror.

Outside

To the front of the property you will find a driveway that provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and power and lighting connected with a high pitched roof offering useful storage above.

To the immediate rear of the property you will find a raised decked seating area that plays host to a range of potted plants with the rest of the garden being predominantly laid with artificial grass with raised borders to either side as well as a raised pond and further decked seating area to the back of the garden with power and lighting being a great space for entertaining.

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

EPC RATING: Band TBC – 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: D.

TENURE: Freehold.

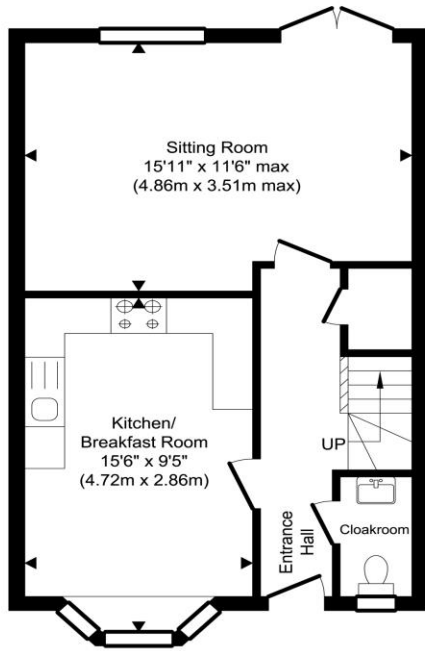
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: camped.eyeliner.crinkled

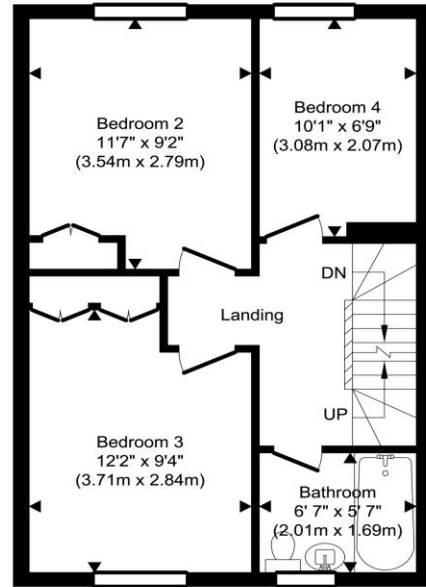
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

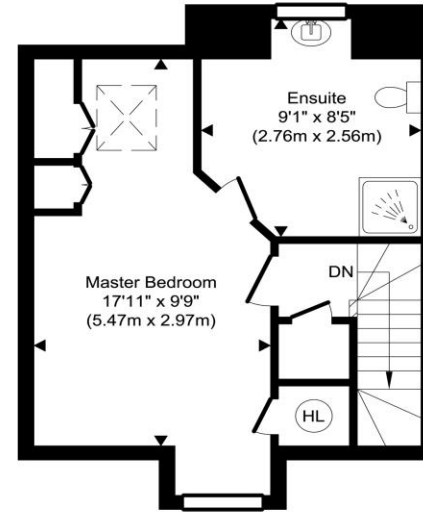
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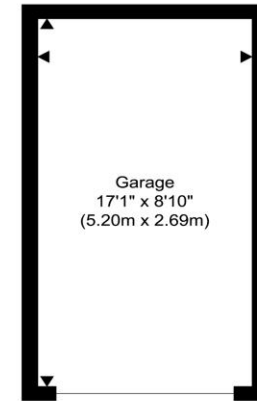
Ground Floor
Approximate Floor Area
417.20 sq. ft.
(38.76 sq. m)



First Floor
Approximate Floor Area
409.56 sq. ft.
(38.05 sq. m)



Second Floor
Approximate Floor Area
312.04 sq. ft.
(28.99 sq. m)



Garage
Approximate Floor Area
150.47 sq. ft.
(13.98 sq. m)

TOTAL APPROX. FLOOR AREA 1289.30 SQ.FT. (119.78 SQ.M.)
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