

DAVID BURR

86 Bures Road,
Great Cornard, Suffolk









86 Bures Road, Great Cornard, Sudbury, Suffolk, CO10 0JE

Great Cornard offers the perfect blend of village atmosphere and countryside charm. This well-served village features an historic Church St Andrew's, a doctors' surgery, dentist, and a wealth of everyday amenities including a local bakery and sub-post office. Families are well catered for with highly regarded junior schools and Thomas Gainsborough School, while leisure pursuits include traditional village pubs, a local art gallery, and picturesque walks around the Suffolk Wildlife Trust's Cornard Mere. Just one mile from the market town of Sudbury, residents also benefit from a modern leisure centre, cultural attractions such as Gainsborough's House, and a branch line railway station with connections to Colchester and London Liverpool Street.

This spacious three double bedroom townhouse was built in 2016 by a highly regarded local developer and offers bright, versatile accommodation arranged over three floors. Available with no onward chain, the property features an impressive principal bedroom with a Juliet balcony and luxury en-suite, together with a stunning open-plan kitchen, dining and family space that opens directly onto the westerly-facing rear garden.

The Property

The property is entered via a welcoming entrance hall with staircase rising to the first floor and a convenient cloakroom. This level accommodates a comfortable sitting room, currently arranged as a cinema room, enjoying a Juliet balcony overlooking the rear garden. A further staircase leads down to the lower ground floor.

The lower ground floor forms the heart of the home, centred around a wonderfully light open-plan kitchen, dining and family room benefitting from underfloor heating throughout. The contemporary kitchen is fitted with a matching central island incorporating a breakfast bar, together with a range of integrated Neff appliances, and flows seamlessly into the dining and seating areas. Two sets of patio doors open onto a raised decked terrace, creating a private and tranquil space for entertaining. A wooded area to the side attracts regular visits from deer and a variety of birdlife. The adjoining utility room is fitted with Bosch appliances and provides access to a second cloakroom. Completing the lower ground floor is a cleverly designed study area tucked neatly beside the staircase.

The first floor comprises three double bedrooms. The impressive principal bedroom enjoys a Juliet balcony with far-reaching views across the surrounding countryside and benefits from a luxurious four-piece en-suite comprising a large soaking tub and separate walk-in shower. The remaining bedrooms are served by a contemporary family bathroom, with the rear-facing bedroom also enjoying the same delightful rural outlook.

Outside

To the front of the property, a substantial block-paved driveway provides ample parking for two cars and leads directly to the garage. A side gate offers secure access to the rear garden and raised decked terrace. Steps descend to the lawn area bordered by an established flower bed, creating an attractive and low-maintenance outdoor space.

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

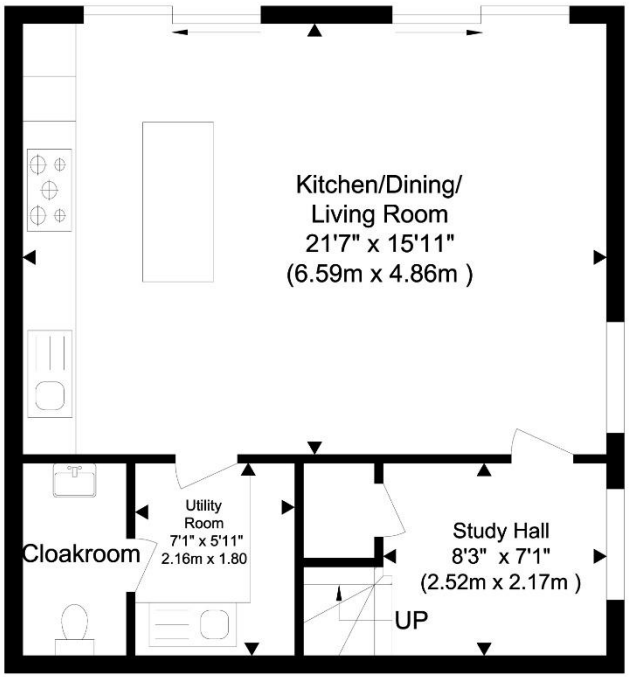
EPC RATING: Band C – A copy of the energy performance certificate is available on request.

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

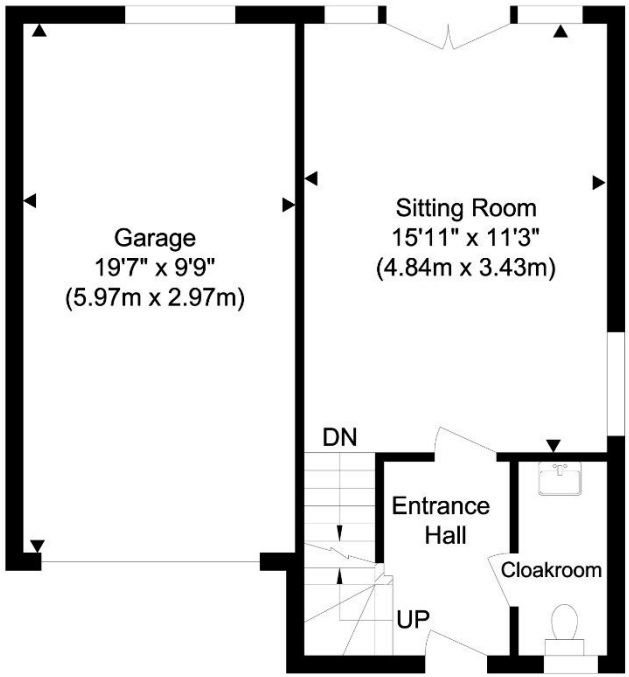
COUNCIL TAX BAND: D

VIEWING: Strictly by prior appointment only through DAVID BURR.

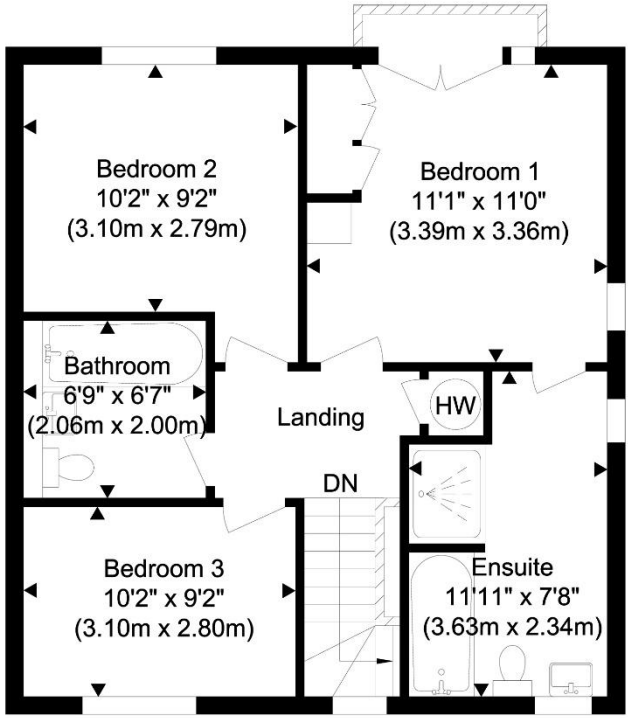
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Lower Ground Floor
Approximate Floor Area
505.68 sq. ft.
(46.98 sq. m)



Ground Floor
Approximate Floor Area
466.18 sq. ft.
(43.31 sq. m)



First Floor
Approximate Floor Area
503.32 sq. ft.
(46.76 sq. m)

TOTAL APPROX. FLOOR AREA 1475.19 SQ.FT. (137.05 SQ.M.)

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