



**38 Kings Hill,
Great Cornard, Sudbury, Suffolk**

**DAVID
BURR**



38 Kings Hill, Great Cornard, Sudbury, Suffolk, CO10 0EH

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.

This beautifully finished two bedroom, three storey cottage enjoys light and spacious accommodation with a large south westerly garden to the rear.

Accommodation

You are initially greeted by a welcoming entrance hall with space for shoes and coats and staircase leading to first floor and door leading through to the sitting room. This is a wonderfully light room sitting from front to back with bay window to the front and window to the rear, offering elevated views across the garden. The sitting room is finished with a light stripped pine flooring with a Suffolk white brick fireplace and tiled hearth, with inset log burner and useful alcoves for sitting room furniture. To the lower ground floor you will find the kitchen/dining room with an initial dining area finished with a high quality parquet flooring, leading onto a rear terrace, making this a particularly sociable space for entertaining. Beyond here is well-served shaker style kitchen with thick oak worktop and further breakfast bar seating area.

First floor

To the first floor, are two generous bedrooms and a three piece family bathroom, with the master bedroom enjoying elevated views to the rear.

Outside

To the property front of the property, there is a walled front garden with shingle and footpath leading to the front door, with side access gate leading round to the rear garden, where you will find an initial large terrace seating area, enjoying elevated views over the rear garden, being of great space for

entertaining off the kitchen/dining room. Steps down from here, lead to a wide expanse of lawn with footpath meandering to the bottom of the garden passing well stocked borders, as well as a number of fruit trees and vegetable garden with greenhouse and useful storage shed to the rear boundary.

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 D – A copy of the energy performance certificate is available on request.

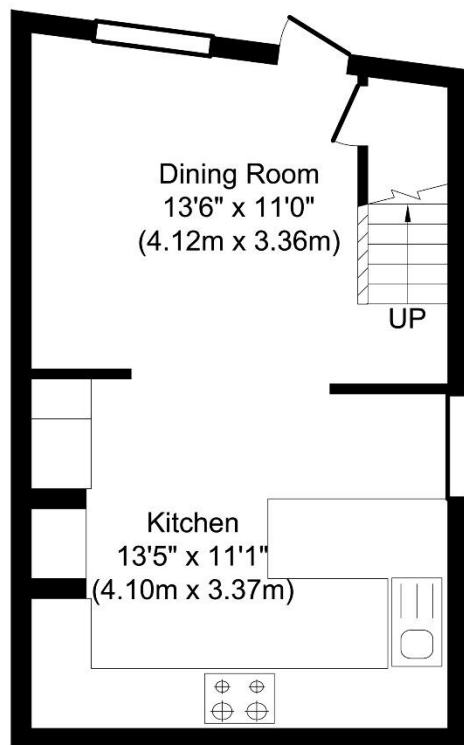
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

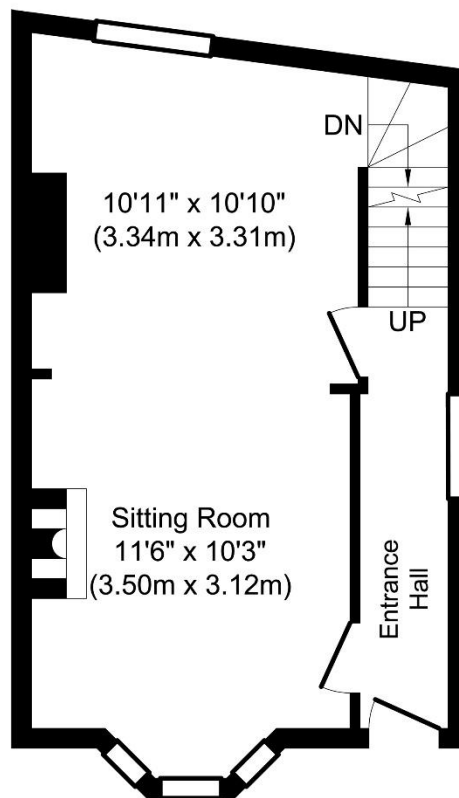
WHAT3WORDS: ///pets.locker.wreck

VIEWING: Strictly by prior appointment only through DAVID BURR.

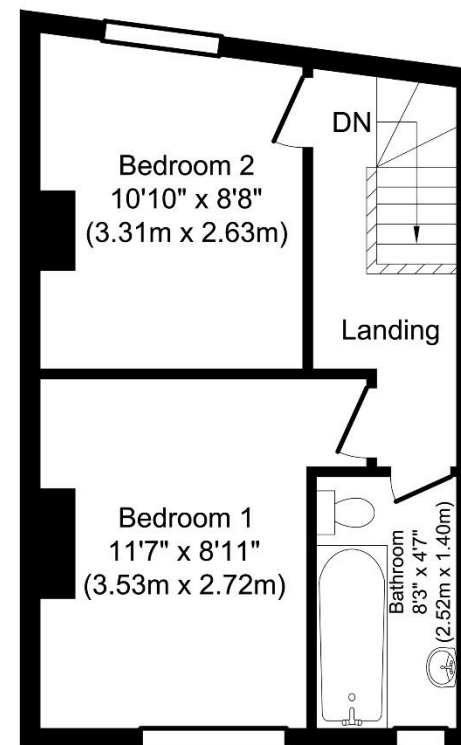
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Lower Floor
Approximate Floor Area
300.52 sq. ft.
(27.92 sq. m)



Ground Floor
Approximate Floor Area
307.09 sq. ft.
(28.53 sq. m)



First Floor
Approximate Floor Area
300.52 sq. ft.
(27.92 sq. m)

TOTAL APPROX. FLOOR AREA 908.15 SQ.FT. (84.37 SQ.M.)

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