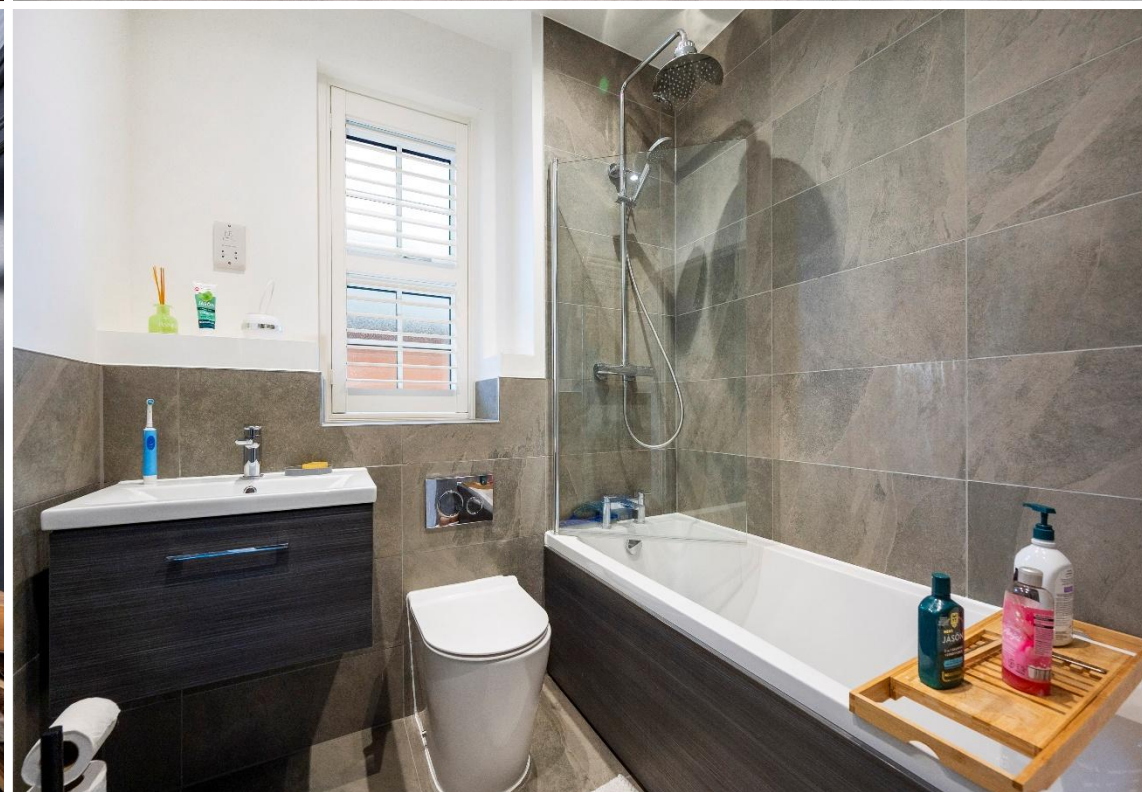




**16 Leftwich Place,
Great Cornard, Suffolk**

**DAVID
BURR**



16 Leftwich Place, Bures Road, Great Cornard, Sudbury, Suffolk, CO10 0QW

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 spacious three bedroom semi-detached modern property was completed in 2025 and has been extended and upgraded by the current owner, with a garden room extension to the rear, bespoke fitted shutter blinds as well as developer upgrades and two useful outbuildings to the rear garden. 9 years NHBC certificate.

ENTRANCE HALL: An inviting room with space for shoes and coats, with stairs leading to first floor, useful understairs storage cupboard and finished with a high quality LVT flooring that continues into the kitchen/breakfast room.

SITTING ROOM: This is a particularly light room with large bay window to the front with bespoke fitted shutter blinds with space for a large sitting room suite.

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of matching contemporary units with a quartz stone worktop above with matching return, creating further storage and breakfast bar seating area, with space for a table and chairs beyond. Integrated appliances include a one and a half stainless steel sunken sink with mixer tap, oven with ceramic hob and extractor above, fridge freezer and dishwasher. Beyond here and newly fitted bi-fold doors leading onto the garden room.

GARDEN ROOM: A more recent addition to this new home creates wonderful space, offering panoramic views over the rear garden, with heating for use all year round and french doors leading to the rear terrace.

UTILITY ROOM: Situated off the entrance hall, this is a particularly practical space fitted with a range of matching units, with space and plumbing for washing machine and tumble dryer, with a further sunken stainless steel sink with mixer tap and door leading to:

CLOAKROOM: A two piece suite consisting of a close coupled WC and wash hand basin.

First floor

LANDING: Airing cupboard and door leading to:

BEDROOM ONE: A generous master suite with walk-in wardrobe and pretty views over the rear garden and door leading to:

EN-SUITE: A three piece suite consisting of a close coupled WC, wash hand basin and shower with stone effect ceramic tiling.

BEDROOM TWO: A generous second bedroom with space for a large double bed as well as other bedroom furniture, with windows to the front and bespoke fitted shutter blinds.

BEDROOM THREE: A generous third bedroom with over stairs fitted wardrobe and window to the front.

BATHROOM: A three piece suite consisting of a large panelled bath with overhead shower and shower screen, with matching flooring to ceiling tiles, WC and wash hand basin with vanity unit and heated towel rail.

Outside

To the front of the property is a long driveway providing off-road parking with a paved footpath leading to the front door, with further side access gate leading to the rear.

To the immediate rear of the property is a large terraced seating area being of

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great space for entertaining, with outside water tap and electric points, with the rest of the garden being predominately laid to lawn with a range of young fruit trees as well as a decked terrace seating area to the back of the garden, to enjoy the afternoon sun. A new addition of a large storage shed provides useful storage, with a further 20ft x 8ft **WORKSHOP/STUDIO** to the rear, with light and power connected, being a great space for a range of hobbies or from working from home.

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

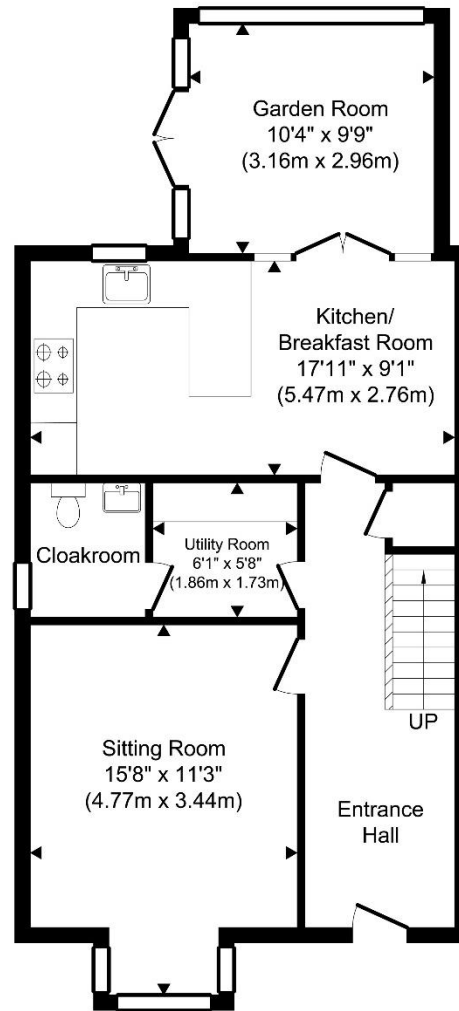
EPC RATING: Band B. A copy of the energy performance certificate is available on request.

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

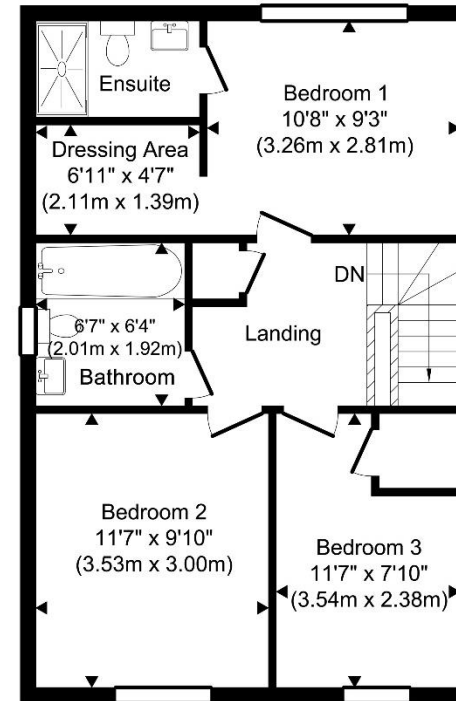
WHAT3WORDS: ///trout.consented.fakes

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
623.01 sq. ft.
(57.88 sq. m)



First Floor
Approximate Floor Area
503.21 sq. ft.
(46.75 sq. m)

TOTAL APPROX. FLOOR AREA 1126.22 SQ.FT. (104.63 SQ.M.)

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