



£495,000

Grantham Avenue, Great Cornard



THE PROPERTY

Offered with no onward chain, this four bedroom detached home provides well-balanced accommodation well suited to family living.

The entrance hallway gives access to all principal ground floor rooms. To the front is a bright dining room overlooking the garden. The kitchen sits to the rear and is fitted with a range of worktops and storage above and below, along with integrated oven, hob and extractor. A separate utility room offers further storage, space for appliances and access to the rear garden.

The generous living room enjoys a large front aspect window allowing plenty of natural light, together with double doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. A ground floor cloakroom completes the downstairs accommodation.

Upstairs, there are four bedrooms. Bedrooms one, two and three are well proportioned and benefit from built-in storage, while bedroom four offers flexibility as a guest room or home office. The principal bedroom also features an en suite shower room with shower, pedestal wash hand basin and WC. The family bathroom is fitted with a bath and shower over, wash hand basin and WC.

Externally, the property enjoys a generous and private rear garden. To the front there is off-street parking and a double garage, providing ample parking and storage.

THE LOCATION

Great Cornard offers a range of everyday amenities including a doctor's surgery, primary and secondary schools, shops and public houses. The nearby market town of Sudbury provides further facilities including a wide selection of shops, restaurants, leisure facilities and a branch line railway station with connections at Marks Tey to London Liverpool Street. Great Cornard combines village surroundings with convenient access to the town and transport links, making it ideal for families and commuters alike.









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Council & Council Tax Band – Band D - Babergh District Council

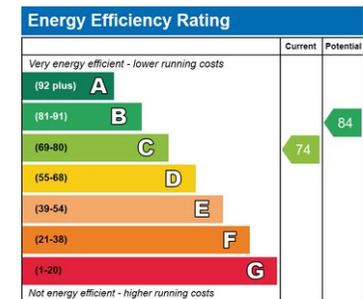
Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Standard Brick Construction



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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