



**Asking Price £450,000**  
Prospect Hill, Great Cornard



#### The PROPERTY

Situated within a highly regarded and rarely available location, this attractive and deceptively spacious home offers versatile accommodation ideal for modern family living.

Upon entering, the property welcomes you with a practical entrance porch and hallway leading through to a well-proportioned living area with window to the rear garden, providing a comfortable and inviting space to relax. There is a separate dining room, perfect for formal entertaining, alongside an additional dining area which flows seamlessly into the generous kitchen boasting an extensive range of base and well mounted cupboards, breakfast bar and rangemaster oven, creating an excellent hub for day-to-day family life. The ground floor is completed with a useful study and ground floor WC.

To the first floor, the property offers four well-sized bedrooms, all of which are served by a family bathroom, with a central landing providing access to each room.

#### OUTSIDE

Externally, the property truly excels. To the front, a block paved driveway provides ample off-road parking and leads to a detached garage, with the added benefit of further outbuildings, offering excellent storage or potential for a variety of uses. To the rear, the property enjoys a substantial garden, estimated at approximately  $\frac{1}{4}$  of an acre, offering a fantastic outdoor space for families, entertaining, or future landscaping potential. A swimming pool is also located within the grounds, presenting a great feature that, while requiring some modernisation, offers excellent scope to add to this fantastic outside space.

#### The LOCATION

Occupying an enviable position on Prospect Hill in Great Cornard, this property enjoys a delightful semi-rural setting on the edge of open countryside, where homes rarely become available. The area is well regarded for its peaceful surroundings while still being conveniently close to everyday amenities.

Great Cornard boasts a host of essential amenities, including a doctor's surgery, both primary and secondary schools, a variety of shops and pubs. It provides residents with convenient access to everyday necessities.

Sudbury, a vibrant market town, is within easy reach. It features a bustling market square and is enveloped by the picturesque Suffolk countryside. In Sudbury, you'll discover an extensive array of amenities, such as diverse shops, sports facilities, churches, restaurants, and traditional pubs.

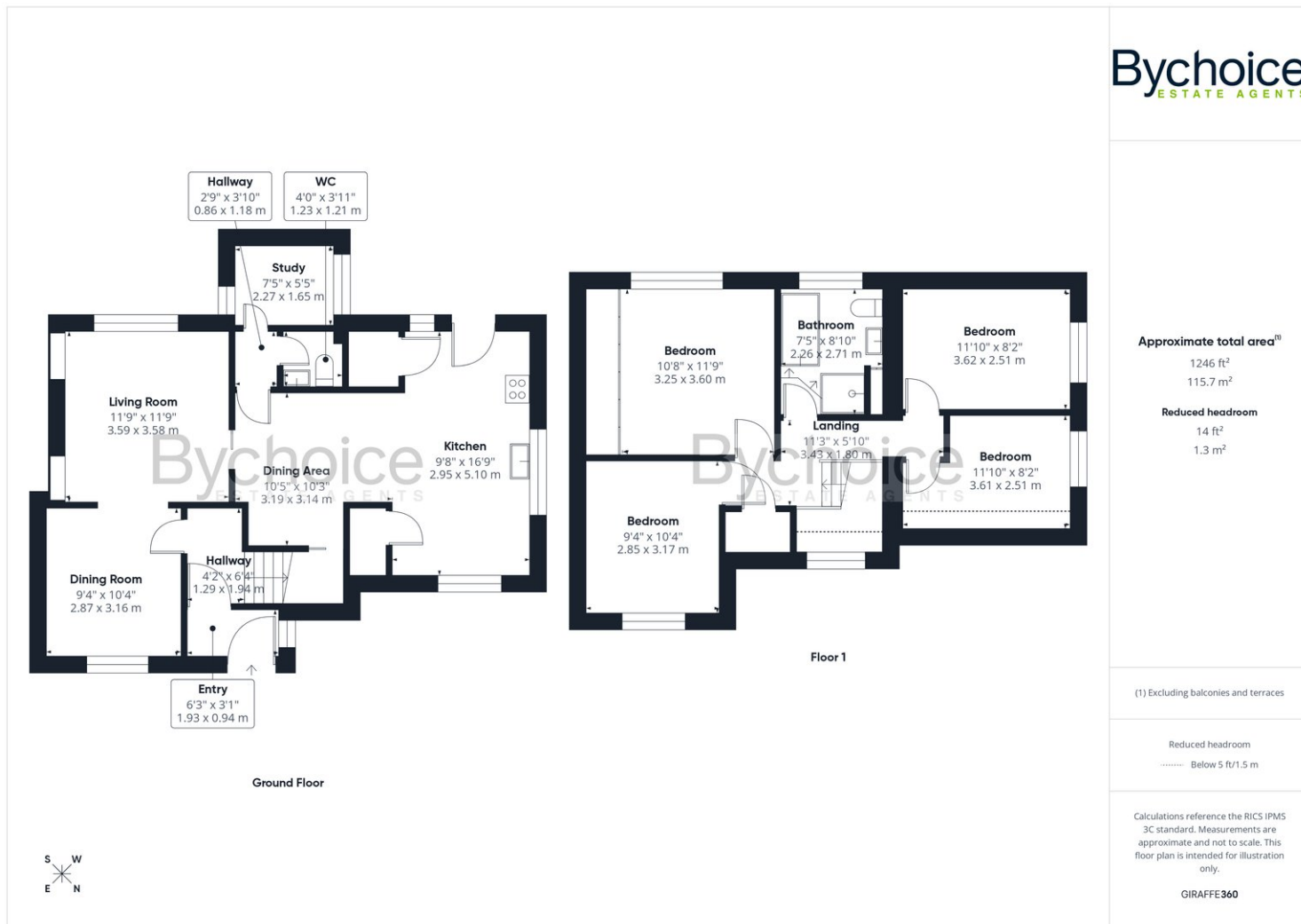
The village's proximity to Sudbury is not only convenient for shopping and entertainment but also for transportation. Sudbury boasts a branch line train station with connections, including those at Marks Tey, offering train services to London's Liverpool Street. Which is just a 15 minute walk from Bakers Court. This makes Great Cornard an attractive choice for commuters and those seeking easy access to the capital.

Great Cornard combines the charm of village life with the accessibility of a thriving market town, making it an ideal location for a wide range of residents, from families to commuters.









Council & Council Tax Band –B Babergh District Council

Tenure – Freehold

Broadband – (Provide broadband speed, type of connection, and available providers, e.g., fibre optic)

Mobile Coverage – (Mention the mobile network providers available and whether the area supports 4G/5G coverage)

Utilities – Oil fired central heating. LPG Gas connected for rangemaster. Main Electricity. Mains Water & drainage .

Property Construction – Brick with render.

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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.

**Bychoice**  
ESTATE AGENTS