



DAVID
BURR

**59 Highbury Way
Great Cornard, Sudbury, Suffolk**



59 Highbury Way, Great Cornard, Sudbury, Suffolk, CO10 0HD

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.

A semi-detached house within a short distance of town amenities which would benefit from a degree of modernisation but which represents an excellent opportunity for a purchaser to refurbish to their own specification. On the ground floor is both a sitting room, garden and a dining room as well as a kitchen and a cloakroom. Upstairs are three bedrooms served by a shower room. Outside, the property has both front and rear gardens as well as a generous driveway providing ample parking as well as a carport and a garage. Offered with no onward chain.

A three bedroom semi-detached house close to town amenities.

Accommodation

ENTRANCE HALL: In part with parquet wood flooring and with space for coats and shoes and with staircase rising to first floor.

SITTING ROOM: A particularly light room with a large window overlooking the front garden and a central gas fireplace. Concertina door leading into:-

DINING ROOM: With space for dining table and chairs and a door leading into:-

GARDEN ROOM: A versatile area with an attractive outlook over the garden and door opening onto terracing.

KITCHEN: Containing a matching range of base and wall level units with work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Space for a free-standing cooker, space and plumbing for washing machine, space and plumbing for dishwasher and space for below countertop refrigerator. Useful understairs storage cupboard off and a door leading onto the driveway to the side.

CLOAKROOM: Containing a W.C. and a wash hand basin.

First floor

LANDING: With access to loft storage space, airing cupboard off and doors leading to:-

BEDROOM 1: A double bedroom with an outlook over the garden and a range of fitted storage.

BEDROOM 2: A further double bedroom with an outlook to the front.

BEDROOM 3: An ideal guest bedroom or study.

SHOWER ROOM: Containing a W.C., wash hand basin and a shower cubicle with glass screen door and tiled surround.

Outside

To the front of the property is a private driveway providing off-road parking and an area of front garden with a well-stocked flower bed. Timber double gates open onto a further area of parking which is, in part, covered by a **CARPORT** with the additional benefit of exterior lighting and which continues onto a:-

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GARAGE: With timber double doors, power and light connected. Please note the roof is thought to be asbestos.

The property's rear garden contains a paved terrace adjacent to the house itself and an area of lawn with well stocked beds and further secluded terraces at the rear of the plot, one of which is covered by a timber pergola.

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.

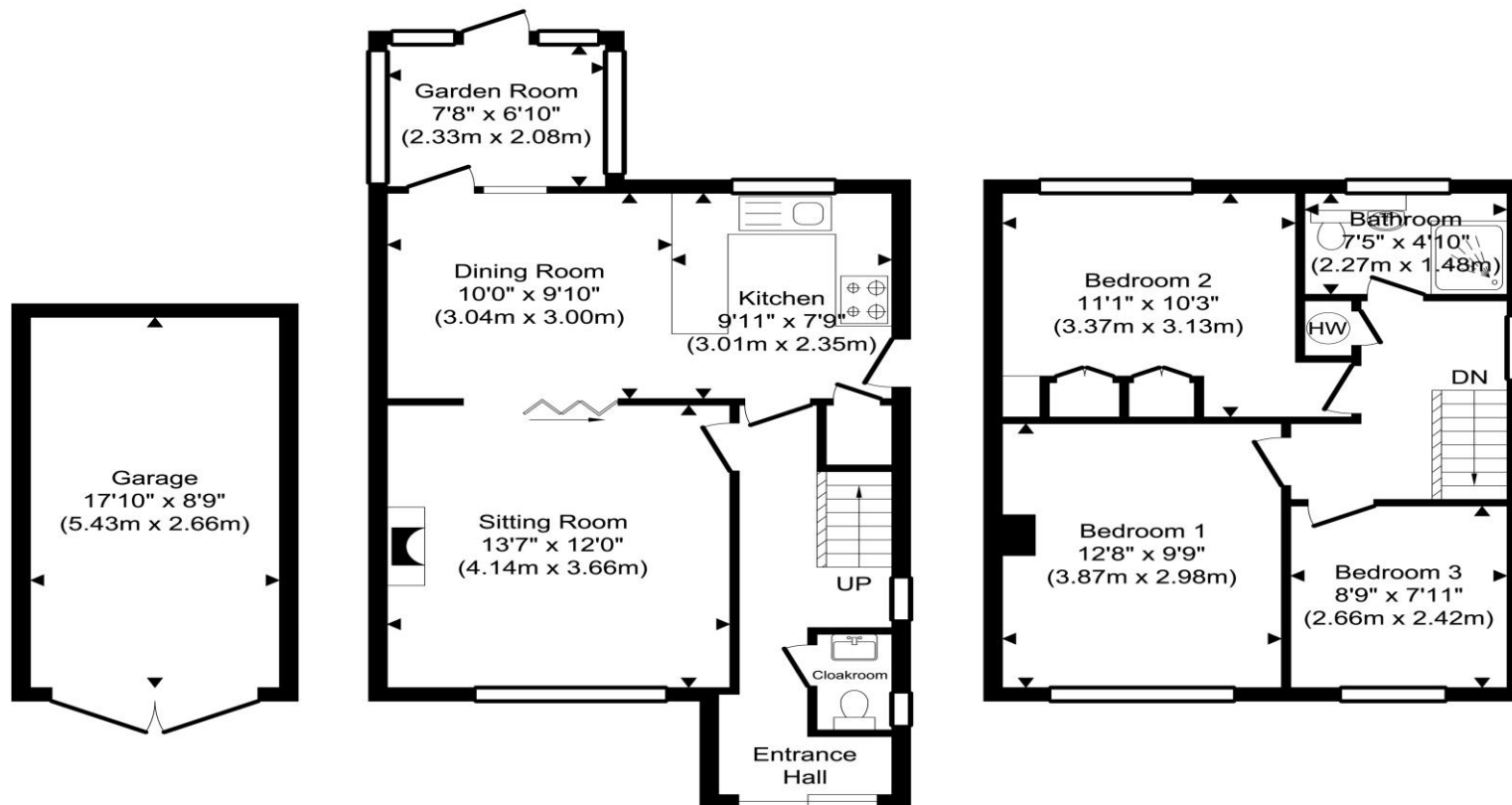
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

WHAT3WORDS: validated.bond.blog

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Garage
Approximate Floor Area
155.43 sq. ft.
(14.44 sq. m)

Ground Floor
Approximate Floor Area
506.54 sq. ft.
(47.06 sq. m)

First Floor
Approximate Floor Area
420.54 sq. ft.
(39.07 sq. m)

TOTAL APPROX. FLOOR AREA 1082.52 SQ.FT. (100.57 SQ.M.)

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