



NP NICHOLAS
PERCIVAL

For Sale. 33 Davidson Close
Great Cornard, Sudbury, Suffolk, CO10 0YU

Incorporating **BS** BIRCHALL
STEEL



33 Davidson Close, Great Cornard, Sudbury, Suffolk, CO10 0YU

33 Davidson Close is a detached four bedroom family home, tucked away in a quiet residential setting. The property enjoys a well-proportioned plot and the accommodation on offer includes four double bedrooms, ensuite shower room, kitchen / breakfast room, lounge, dining room, and large sun room. Ample off road parking is provided in addition to the integral garage. Davidson Close will offer the new owners a wonderful base to enjoy all the local area has to offer including some exceptional countryside nearby.

Tenure Freehold | Gas Central Heating | EPC Awaited

Council Tax Band E | Mains Gas, Water, Drainage and Electricity Connected



The Property

Approached via a block-paved driveway, the entrance hall provides access to the spacious sitting room with bay window to the front and to the rear glazed double doors open to the dining room. Bi-fold doors from the dining room allow access to the impressive sun room, spanning the full width of the property.

The sun room provides an informal space for relaxation on comfy sofas as well as a further dining area and views of the garden.

The sleek German designed Nolte kitchen features an integrated Siemens Induction Hob and wok burner, Siemens combi-oven with warming drawer, NEFF oven and NEFF dishwasher, there is also an integrated Miele fridge and integrated Miele freezer. Ample storage is provided by a good array of cupboards and drawers as well as a pull-out larder unit. For informal dining there is a kitchen island that forms a breakfast bar.

The kitchen is finished in an attractive Corian worktop.

The cloakroom completes the ground floor, whilst the integral garage can be accessed via a personnel door from the hallway.

Ascending the stairs to the first floor, the principal bedroom is to the front of the property, the accompanying ensuite offers a walk in shower with both rainfall shower head and mixer attachment, handbasin set within a vanity unit, heated towel rail and wc.

Bedrooms two, three and four are all double rooms, with the main guest bedroom also to the front of the property. The airing cupboard is located in the third bedroom.

The family bathroom completes the internal accommodation and features a double ended bath with mixer tap, hose attachment, rainfall shower head and shower screen.

There is also a handbasin set within a vanity unit, heated towel rail and wc.



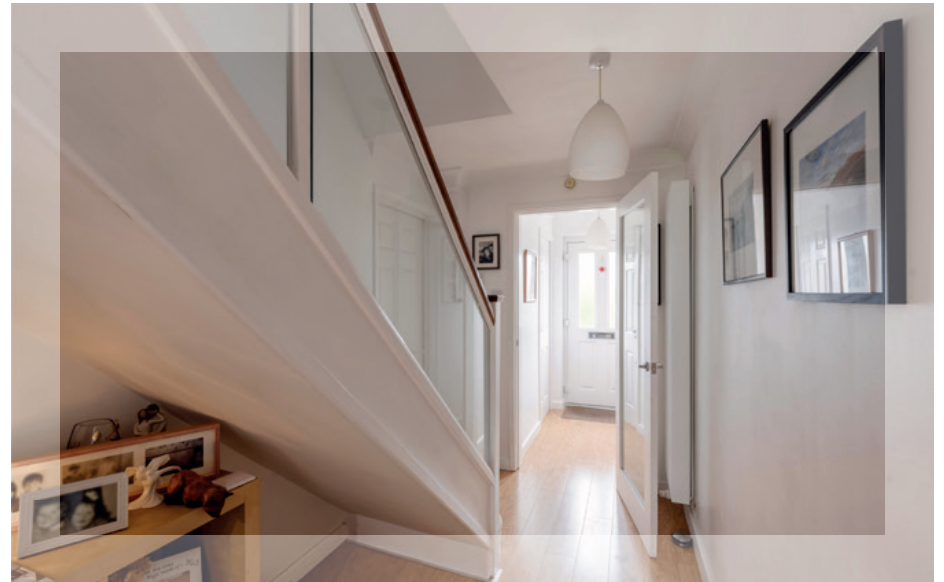
Location

Great Cornard is a village forming part of the town of Sudbury. It is a popular destination for families providing a useful range of amenities including shops, a library, sports centre in addition to the well regarded Thomas Gainsborough Secondary School.

Sudbury is a thriving market town rich in history and surrounded by the beautiful landscapes of the Stour Valley, which inspired the paintings of Thomas Gainsborough. The town offers an excellent range of amenities including independent shops, cafés, restaurants, a twice-weekly market, and a choice of supermarkets.

There is a vibrant arts scene, and a branch-line railway station providing regular services to Marks Tey for onward connections to London Liverpool Street. The surrounding countryside and nearby villages such as Long Melford and Lavenham offer an abundance of scenic walks, pubs and cultural attractions, making Great Cornard and Sudbury a wonderful place to live and explore.







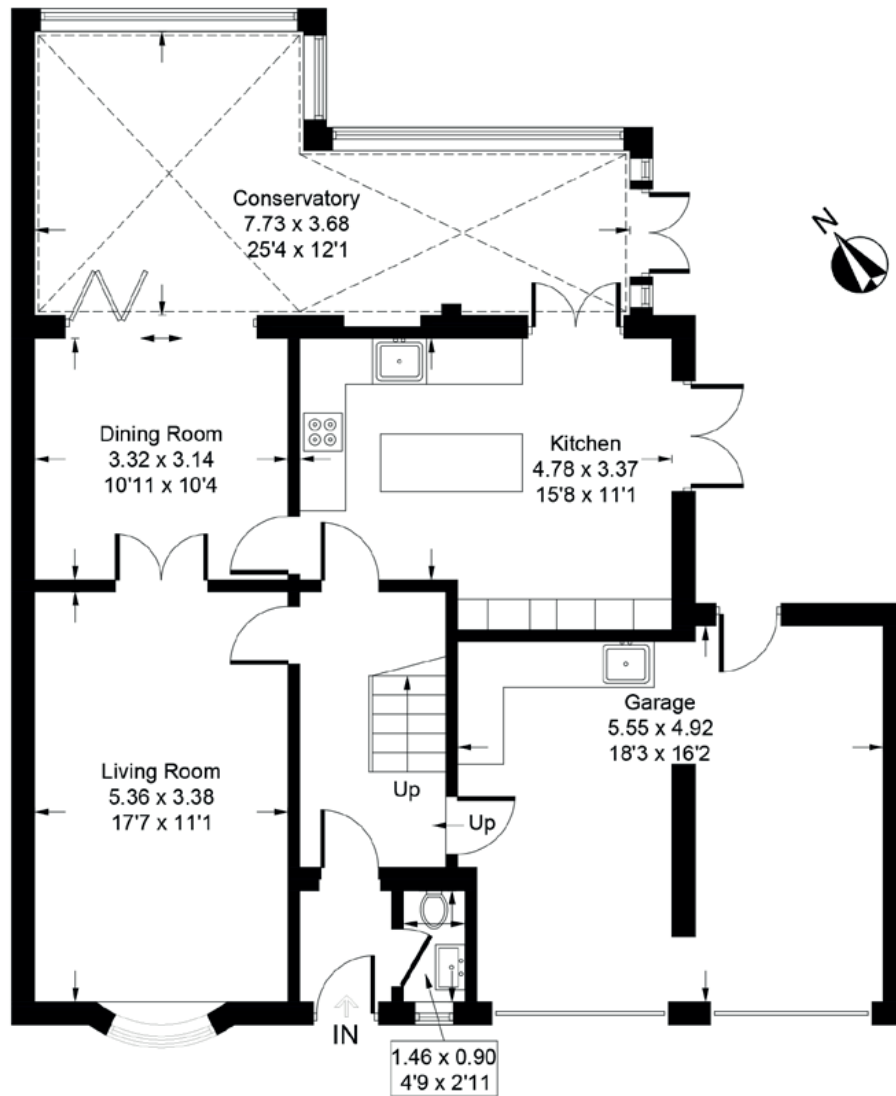


Outdoor Space

Externally a block paved driveway provides parking for three vehicles. Part of the double garage is presently used as a utility room, providing space for a freestanding washing machine, tumble dryer and fridge, as well as a ceramic butler style sink.

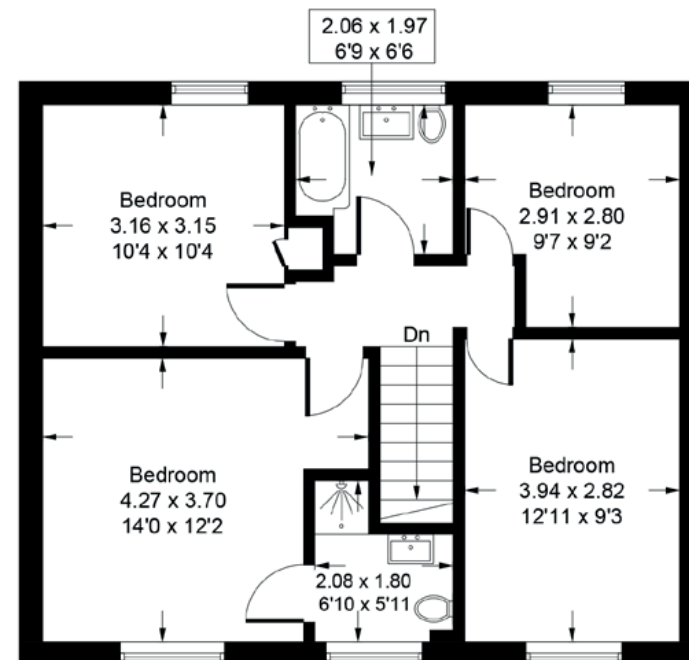
Within the enclosed rear garden and to the side of the house there is a patio area for the enjoyment and entertainment of family and friends. The garden itself is mainly laid to lawn.





Agents Notes

- Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.
- Other charges such as solicitors fees and removal costs will also need to be considered.



Approximate Gross Internal Area = 1813 sq ft / 168.4 sq m
(Including Garage)





Viewing is strictly by appointment with the Sole Selling Agents.

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