



Offers In Excess Of £475,000

Brands Close, Great Cornard



A beautifully presented three-bedroom detached home with an adjoining self-contained annex, offering superb versatility for multi-generational living, guest accommodation or additional workspace. The layout allows the property to function as a four-bedroom home or as a three-bedroom house with a fully connected one-bedroom annex.

The main house is entered via a welcoming hallway leading to the ground-floor accommodation. The sitting/dining room features an inset fire, bay window and French doors to the rear garden. The kitchen is fitted with wooden cabinetry, work surfaces, gas hob with extractor, sink with drainer, integrated dishwasher, double electric oven and fridge/freezer. A door returns to the hall and into the inner hallway linking to the annex. The hall also provides access to a ground-floor WC.

The inner hall includes a door to the garage—ideal for storage—with an electric roller door, power and lighting. A further door opens to the rear garden and another into the annex reception room.

Upstairs, the landing serves all three bedrooms, the family bathroom and an interconnecting door to the annex. Bedroom one is a generous double with en-suite shower room. Bedrooms two and three are both good-size doubles overlooking the rear. The modern family bathroom offers a panelled bath, corner shower and vanity unit with WC and basin.

The annex offers a superb independent living space, including a vaulted sitting room with skylights and bi-fold doors to the garden. Doors lead to a ground-floor WC, fitted kitchen and side access, with stairs rising to the first floor. The kitchen includes fitted cabinetry, work surfaces, electric hob with extractor, sink, double oven and fridge/freezer. Upstairs is a bedroom with built-in wardrobes and a shower room with skylight.

Outside, the home benefits from a generous paved driveway and a rear garden with patio, lawn, timber decking, summer house and shed, all enclosed by fencing and brick walling.

Great Cornard offers excellent local amenities and schools, with Sudbury close by providing wider facilities and a branch line station with links to London.

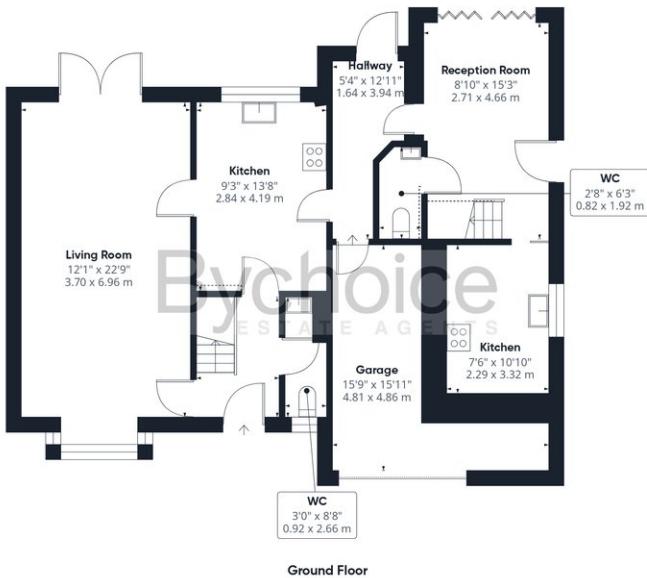




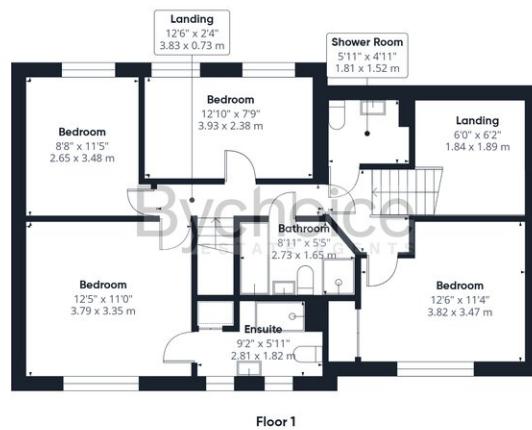








Ground Floor



Floor 1



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01787 468400
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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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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, Electric Heating

Property Construction – Standard Brick Construction

Approximate total area⁽¹⁾

1603 ft²
149 m²

Reduced headroom

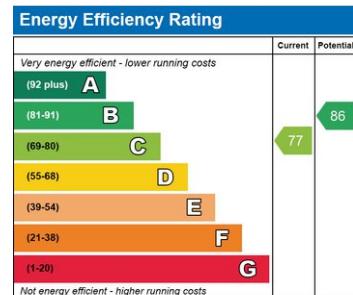
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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