





## Cornerth Crescent | Great Cornard, Suffolk, CO10 0DL



### Features

- Three Bedrooms
- Stunning Ground Floor Extension
- Large Kitchen/Dining Room With Bi-Fold Doors
- Sitting Room & Study/Playroom
- Ground Floor W/C
- First Floor Bathroom
- Carport & Off Road Parking

A beautifully extended three bedroom home boasting an open plan kitchen/dining room with bi-fold doors leading out to the rear garden, sitting room, ground floor w/c, study/playroom, first floor bathroom, carport & ample off road parking. Walking distance to schools, doctors surgery, co-ops and pubs.





## THE PROPERTY

As you enter through the porch, you are greeted by a well-appointed ground floor featuring a convenient W/C, a cosy sitting room, and a staircase leading to the first-floor landing.

The sitting room, with its inviting fireplace and front-facing window, provides a warm and welcoming atmosphere. It seamlessly flows into the stunning kitchen/dining room extension, a true centrepiece of the home. This bright and spacious area boasts bi-fold doors and windows that offer picturesque views of the rear garden, as well as Velux windows in the ceiling that flood the space with natural light. The kitchen is a chef's delight, complete with a central island and breakfast bar, perfect for casual dining and entertaining.

Adjacent to the kitchen, you'll find a versatile study/playroom with a door leading to the side of the property, providing flexibility for your family's needs. The kitchen/diner also features a small workspace area and an under-stair cupboard, offering ample storage solutions.

Upstairs, the property comprises three well-proportioned bedrooms, two of which include built-in cupboards/wardrobes for added convenience. The main bedroom further benefits from an airing cupboard, providing extra storage space. The family bathroom is tastefully designed with a panelled bath and shower over, a close-coupled W/C, and a wash hand basin.



Externally, this delightful home boasts ample off-road parking and a carport to the side, ensuring plenty of space for your vehicles. The rear garden is a true highlight, beautifully landscaped to include a large lawned area, a decking area perfect for outdoor entertaining, and a shed for additional storage.

## THE LOCATION

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. 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.

#### **AGENTS NOTE**

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

Tenure – Freehold

Property Construction – Standard Brick Construction

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

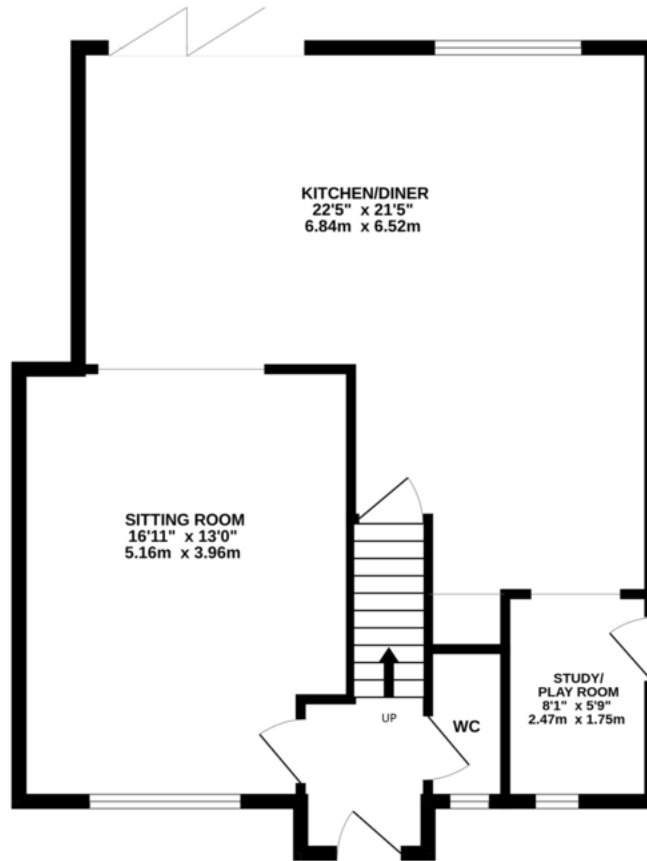
Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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





**GROUND FLOOR**  
711 sq.ft. (66.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.

