

Description

Approximate Room Sizes

THE PROPERTY As you step through the front door, you are greeted by a welcoming entrance hall, complete with a radiator, stairs to the first floor, an understairs storage cupboard, and doors leading to various rooms.

The well-appointed kitchen features a range of base and eye-level units incorporating drawers, roll edge work surfaces, and a single drainer stainless steel sink unit. It includes tiled splashbacks, an inset oven, a gas hob with an extractor fan over, and spaces for a dishwasher, washing machine, and fridge/freezer. A window to the front aspect allows natural light to flood the space.

The cosy lounge is a perfect spot for relaxation, with a radiator and French doors leading out to the rear garden, bringing the outside in.

A cloakroom on the ground floor comprises a low-level W/C, a wash hand basin, a radiator, and an extractor fan, adding to the convenience.

Heading upstairs, the landing provides access to the loft space and doors to the bedrooms and bathroom.

The master bedroom features two built-in double wardrobes, a radiator, and a window overlooking the rear aspect, creating a peaceful retreat.

Bedroom two offers ample storage with a built-in double wardrobe and an additional built-in storage cupboard. Two windows to the front aspect provide plenty of natural light.

The bathroom is stylishly equipped with a panelled bath with a shower over and a glass screen, a wash hand basin, a low-level W/C, a heated towel rail, and a window to the side aspect.

Outside, the property boasts a paved pathway leading to the front entrance door with gated side pedestrian access to the rear garden. The rear garden features a paved patio area, a lawn with flower and shrub beds, and a timber garden shed. The property benefits from one allocated parking space to the front.

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 downloads 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)

KITCHEN 12' 2" x 6' 6" (3.71m x 1.98m)

LOUNGE 13' 3" x 11' 4" (4.04m x 3.45m)

MASTER BEDROOM 11' 3" x 8' 5" (3.43m x 2.57m)

BEDROOM TWO 11' 2" x 8' 5" (3.4m x 2.57m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

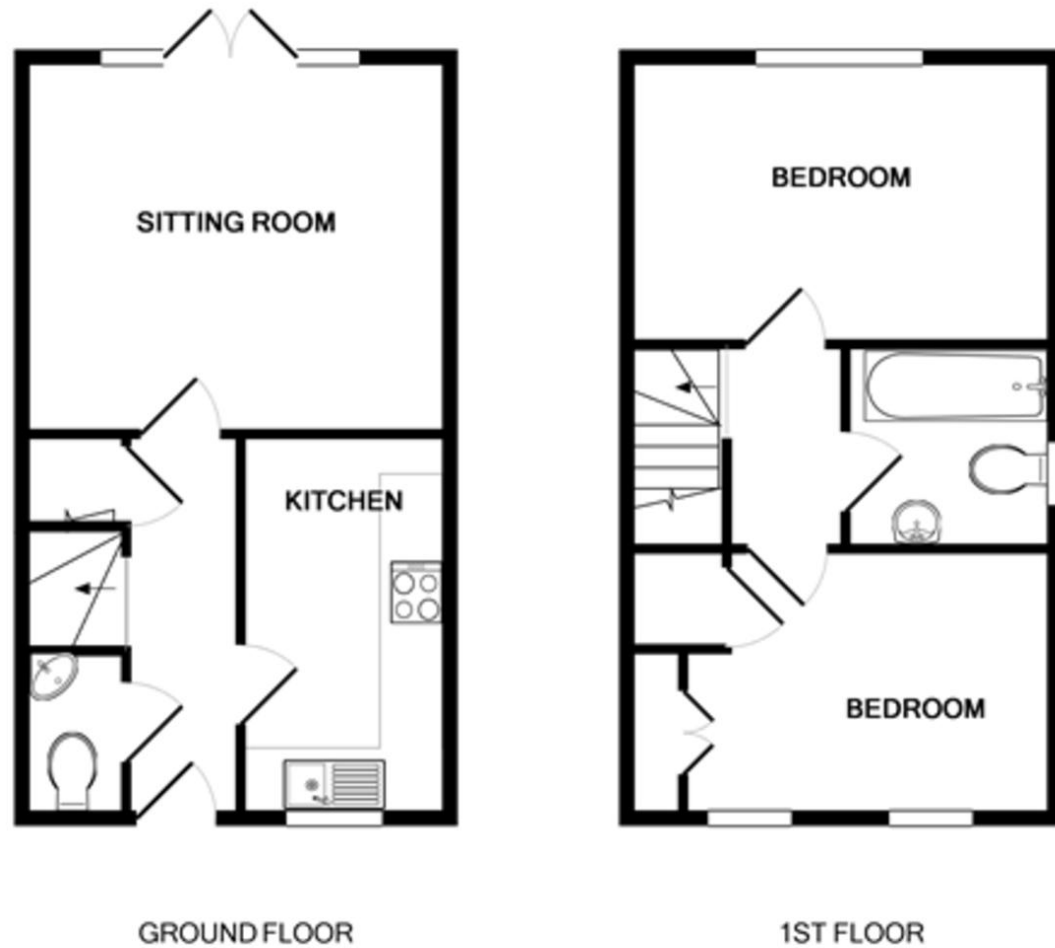
Post Code – CO10 0FS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Lower Reeve | Great Cornard | CO10 0FS

£240,000

A two bedroom home located within walking distance to primary & secondary schools, doctors surgery, co-ops, leisure centre and Sudbury town centre. Boasting ample off road parking, fitted kitchen, ground floor w/c, first floor bathroom and private rear garden. NO ONWARD CHAIN.

- Two Bedrooms
- Ground Floor W/C
- Off Road Parking
- Private Rear Garden
- Walking Distance To Primary & Secondary Schools
- Short Walk To Doctors Surgery & Co-Ops
- No Onward Chain