

## Summary

A one bedroom Quarter house located within the sought after Hedgerows Estate in Great Cornard. The property benefits from a sitting room, kitchen, private rear garden, an entrance porch and ample off road parking to the front of the house.

## Description

### Approximate Room Sizes

THE PROPERTY Nestled in the village of Great Cornard, Suffolk, this one-bedroom quarter house offers a perfect blend of comfort and convenience. Entering the property via the entrance porch you're greeted by a spacious ground floor featuring a well-appointed kitchen and a cosy sitting room with patio doors out to the garden, ideal for relaxing or entertaining guests.

Ascending to the first floor, you'll find a generously sized bedroom and a modern bathroom.

Outside, the garden offers an inviting space for outdoor relaxation. The front of the house

provides ample parking, ensuring ease of access for residents and visitors alike.

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

Property Construction – Standard Brick Construction

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

Broadband - Superfast broadband with download speeds of up to 49 Mbps and upload speeds of up to 8 Mbps (Ofcom data)

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

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

Post Code – CO10 0YL

Viewings by appointment

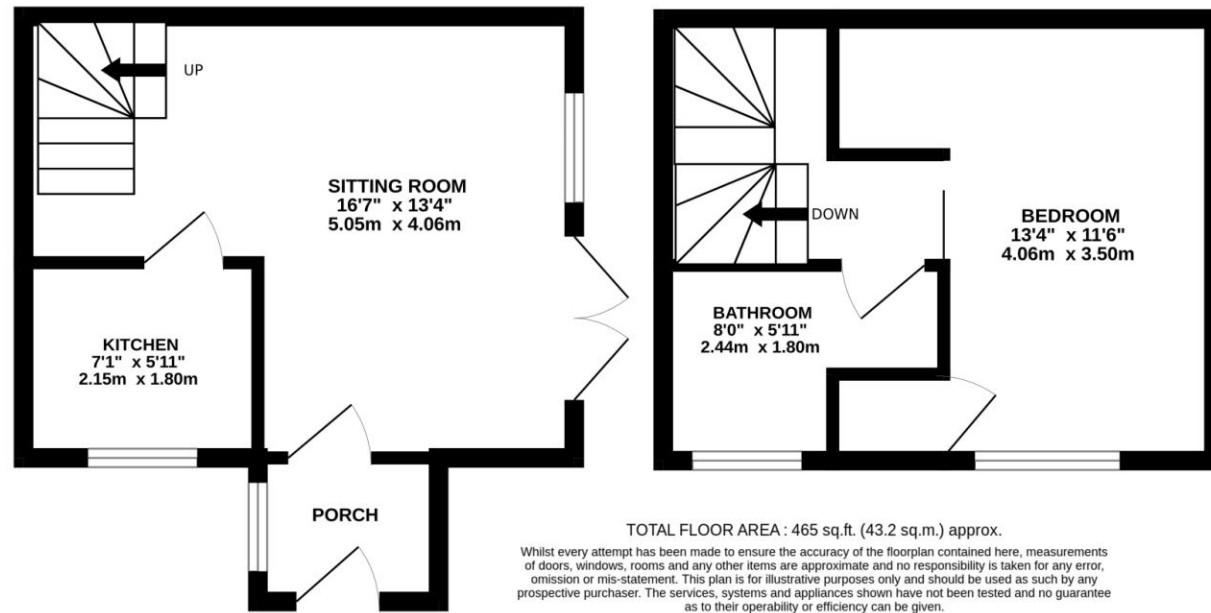
Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.

1ST FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



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Your home may be repossessed if you do not keep up repayments on your mortgage.

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### Contact Details

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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 and 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

Mallard Way | Great Cornard | CO10 0YL

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£160,000

- Kitchen
- Bathroom
- Sitting Room
- One Bedroom
- Ample Parking
- Porch
- No Onward Chain