



# Cornard Road | Sudbury, Suffolk, CO10 2XB



## Features

- Victorian Semi Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Stunning Kitchen/Dining Room
- Cellar
- Ensuite To Master Bedroom
- Garage and Ample Off Road Parking

A beautifully presented and extended three double bedroom semi-detached Victorian home, within walking distance to Sudbury town centre & train station. Boasting a stunning extension incorporating the spacious kitchen/diner, as well as a sitting room, snug room, utility & ground floor w/c, cellar, family bathroom, ensuite, garage and ample off road parking.



## THE PROPERTY

Upon entering the home through the front door from the storm porch, you are greeted by a spacious hallway that grants access to the sitting room, snug, and kitchen/diner, along with stairs leading down to the cellar and up to the landing.

The sitting room features an impressive bay window facing the front, complemented by a fireplace with an inset wood-burning stove. The snug offers a cozy atmosphere, complete with a fireplace and double doors that open into the expansive kitchen/diner.

The kitchen/diner is a standout feature of the home, recently extended and fitted with a stunning kitchen. It boasts ample green cabinetry, extensive countertops, an inset butler sink, integrated dishwasher, and space for both an American-style fridge/freezer and a range-style oven. A central island with a breakfast bar adds functionality, while the room easily accommodates a large dining table, making it perfect for entertaining. Natural light floods the space through a skylight, window, and bi-fold doors that open to the rear garden. A door from the kitchen leads to the utility area, which includes plumbing for appliances, matching cabinetry, an inset sink, a door to the garage, and a ground floor W/C.

The property also includes a versatile cellar, ideal for storage, a workshop, or other uses.

Upstairs, the landing provides access to three generous double bedrooms and a modern family bathroom. The primary bedroom features a bay window and an en-suite shower room. Bedrooms two and three are also well-proportioned, offering comfortable spaces for family members. The bathroom is elegantly designed with a slipper bath, separate shower, W/C, and washbasin.



Outside, the property offers ample off-road parking and access to a storage garage. The rear garden is designed for low maintenance, featuring a paved patio area leading to an Astro-turfed lawn with an additional patio space at the rear, all enclosed by wood panel fencing and a brick wall for privacy.

## THE LOCATION

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often



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prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

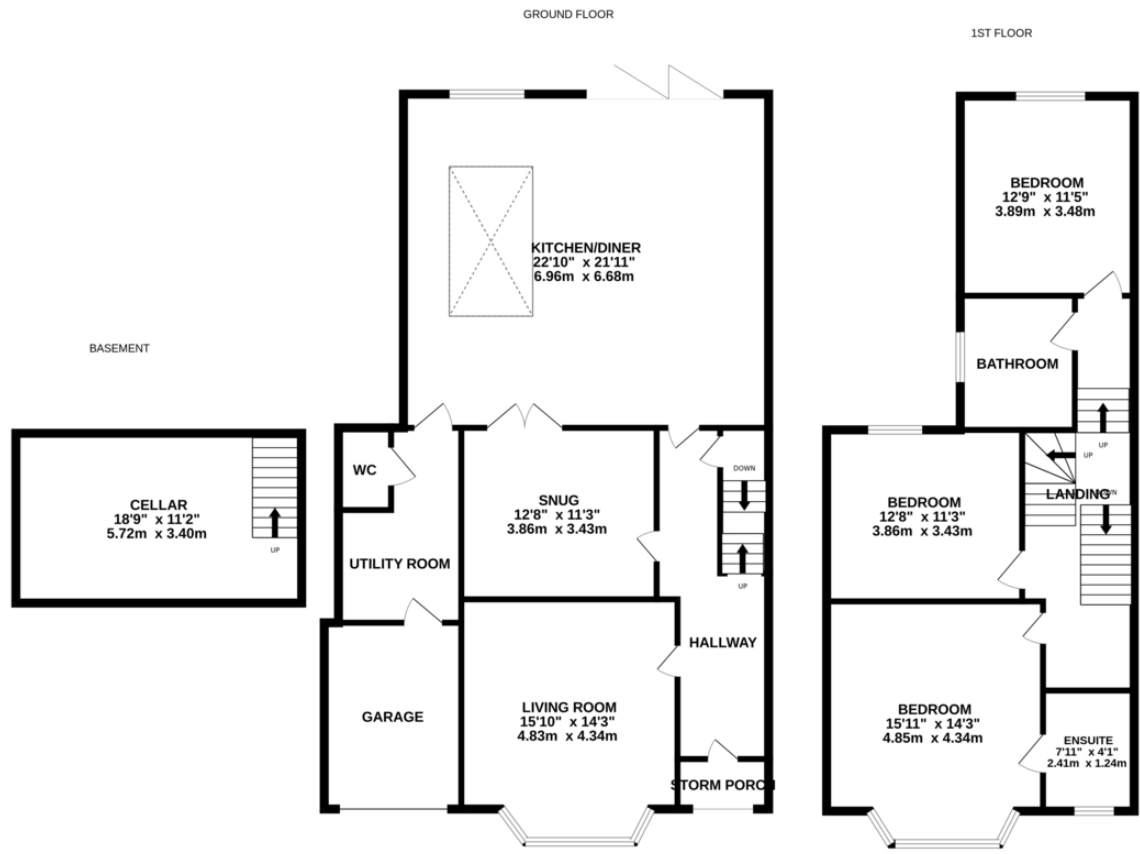
Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.



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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.  
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**AGENTS NOTE**  
 Council & Council Tax Band – Band D - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

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



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