

## Description

**LOCATION** Great Cornard is a sought-after village located just a short drive from Sudbury. Here's a snapshot of what the village and its nearby amenities offer:

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.

**THE PROPERTY** An exquisite semi-detached four-bedroom townhouse in the highly sought-after 'Woodland Rise' development. Constructed in 2019, this stunning property blends modern design with family comfort.

Step inside and you'll be greeted by a bright and spacious interior. The heart of this home is a truly impressive kitchen-diner, thoughtfully designed for style and practicality. Modern fixtures, high-end appliances, and ample space make it perfect for entertaining and family gatherings. The living room, spanning the width of the property, features French doors to the garden and a bespoke integrated TV unit.

Ascend the stairs to discover three well-proportioned bedrooms and a family bathroom. On the top floor, you will find the master bedroom, equipped with fitted wardrobes, an en suite and dressing area.

The largely overlooked rear garden is well-maintained with a lawned area, planted beds, and a paved patio area. A garage and off-street parking complete this attractive family home.

KITCHEN/DINER 17' 4" x 9' 5" (5.28m x 2.87m)

LOUNGE 16' 4" x 10' 10" (4.98m x 3.3m)

WC 5' 6" x 2' 10" (1.68m x 0.86m)

BEDROOM TWO 13' 5" x 9' 7" (4.09m x 2.92m)

BEDROOM THREE 12' 1" x 9' 6" (3.68m x 2.9m)

BEDROOM FOUR 10' 2" x 6' 8" (3.1m x 2.03m)

BATHROOM 6' 8" x 5' 7" (2.03m x 1.7m)

MASTER BEDROOM 19' 4" x 13' 2" (5.89m x 4.01m)

ENSUITE 8' 10" x 8' 0" (2.69m x 2.44m)

Mains drainage, gas central heating, water & electric

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

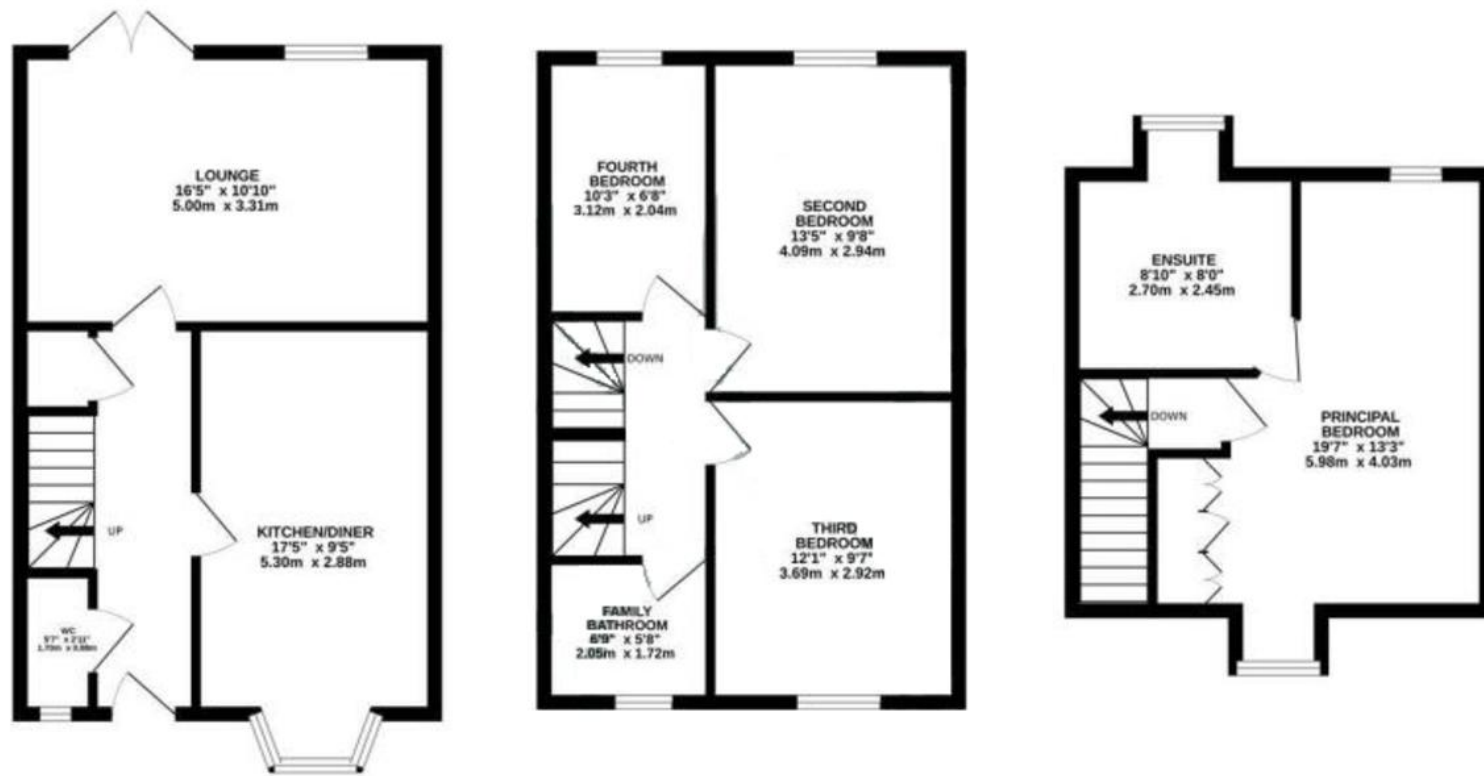
Post Code – CO10 0FR

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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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**Kilby Way | Great Cornard | CO10 0FR** **£350,000**

Generously sized 4-bedroom home features a master bedroom with an ensuite, a well-appointed kitchen/diner, a garage, and convenient off-road parking. Situated within a short walk of schools, a doctors' surgery, and Co-Ops, it also offers easy access to the beautiful Cornard Country Park. Plus, for commuters, Sudbury Train Station is just a short drive away.

- Four Bedrooms
- Kitchen/Diner
- Sitting Room
- Ground Floor WC
- Family Bathroom
- Master Bedroom & Ensuite
- Garage & Off Road Parking

If you would like to speak to one of our mortgage advisors call now – 01787 468400



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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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