



Spicer Way | Great Cornard, Suffolk, CO10 0ZH



Features

- Four/Five Bedrooms
- Ground Floor Bedroom & Ensuite
- Two Reception Rooms
- Conservatory
- Kitchen & Utility Room
- Ensuite To Master Bedroom
- Dressing Room/Study To Second Bedroom

This spacious detached residence offers an impressive layout with the flexibility of 4/5 bedrooms. A ground floor bedroom complete with an ensuite adds convenience, complemented by a charming conservatory, two reception rooms, a well-appointed kitchen, utility room, and cloakroom. Upstairs a family bathroom and three additional bedrooms await, including one with its own ensuite and another featuring a dressing room/study. Outside, the property boasts a generously sized front garden with ample off-road parking, two garages, and a secluded rear garden for private enjoyment.



THE PROPERTY

Introducing this exceptional four/five-bedroom detached home situated in the prestigious Spicer Way, nestled within the village of Great Cornard. Occupying one of the largest plots in this sought-after locale.

The residence is positioned on a corner plot and framed by meticulously landscaped front gardens. A large driveway offers abundant parking for multiple vehicles and leads to a double garage. Notably, the property features solar panels, ensuring eco-friendly energy generation, and an EV charging point, reflecting a commitment to sustainable living.

The ground floor boasts a thoughtfully designed layout. Two inviting reception rooms cater to versatile entertainment and relaxation needs, while a modern kitchen, complemented by a convenient utility room, caters to culinary enthusiasts. A highlight of the property is the conservatory, offering captivating views of the landscaped rear garden. Additionally, a ground floor double bedroom, complete with its own en-suite bathroom, serves as an ideal guest suite or comfortable accommodation for multi-generational living.

Ascending the staircase to the first floor, three generously proportioned bedrooms await. Bedroom two boasts its own en-suite bathroom for added convenience, while bedroom three offers an adjacent versatile study or dressing room, providing flexibility for use as an additional bedroom if desired. A beautifully appointed family bathroom completes the upper level, ensuring comfort and convenience for all residents.

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 C -
Babergh District Council

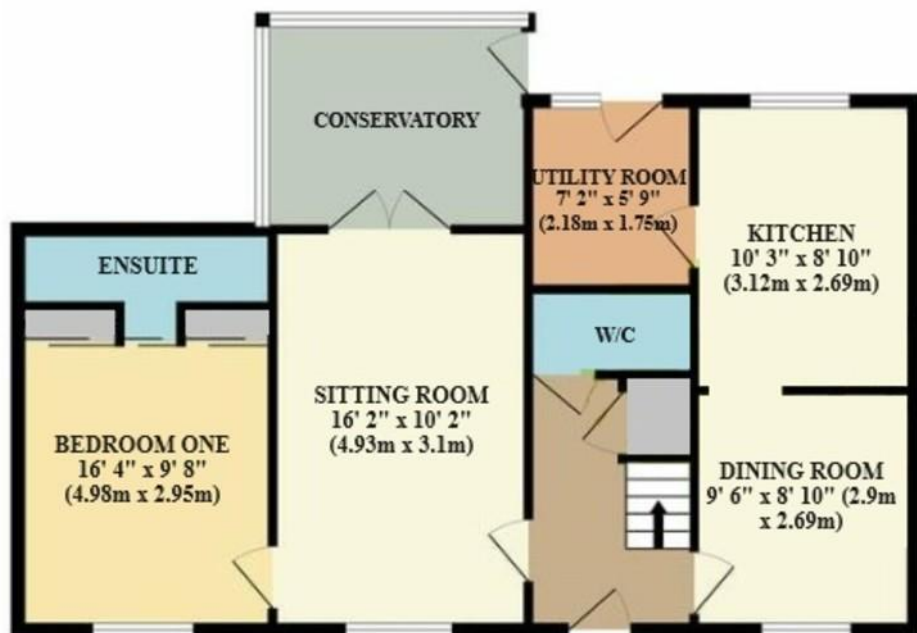
Tenure – Freehold

Property Construction – Standard Brick
Construction

Utilities – Mains Water, Mains Electric, Mains
Drainage, Gas Central Heating, Solar Panels,
EV Charger



GROUND FLOOR



1ST FLOOR



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.

