

Summary

THE PROPERTY Step into this inviting residence through the main hallway, where you'll find the WC conveniently located on the left side, offering a view out to the front. Follow the hallway into the bright and spacious open plan kitchen/living area. The kitchen boasts a modern design with wall and base level units, complemented by wood-style worktops and a splashback. Equipped with a gas hob, low-level oven, stainless steel sink, and drainer unit with a mixer tap, it also includes essential appliances such as a washing machine and fridge freezer. The neutrally decorated living space grants access to the rear garden through double doors, flooding the area with natural light. Hilary blinds are fitted throughout the property.

Upstairs, you'll discover two bedrooms adorned with neutral decor, with the master bedroom benefiting from an additional storage cupboard. Also on this

floor is the family shower room, featuring a spacious walk-in double-width shower cubicle, low-level WC, and washbasin.

Externally, the property offers an enclosed south-westerly facing rear garden, perfect for enjoying sunny afternoons, with easy rear access. Two tandem parking spaces are conveniently located just outside the rear gate.

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 Estate Charge - As is typical with new build properties we understand this property is subject to an estate management charge.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

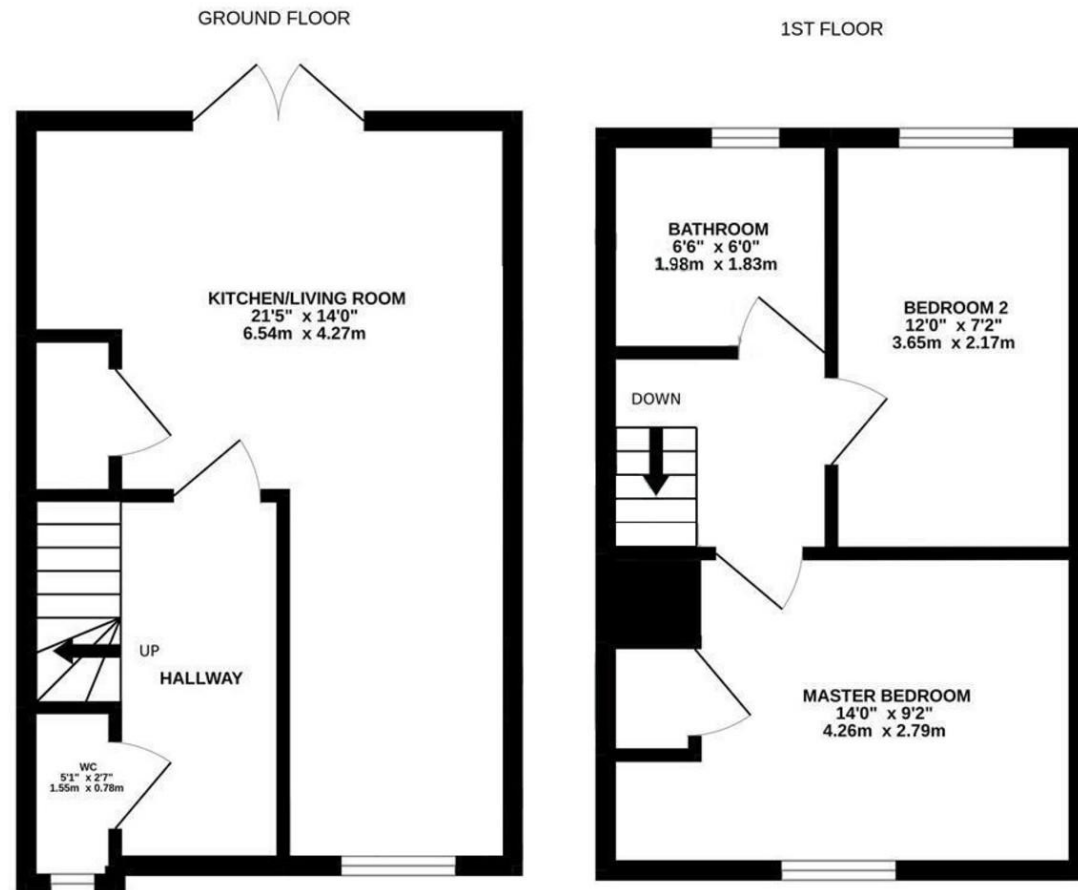
Tenure – Freehold

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

Post Code – CO10 0ED

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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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 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

Grace Farrant Road | Great Cornard | CO10 0ED

£245,000

A two bedroom mid terrace home located on a desirable estate within Great Cornard. Boasting an open plan kitchen/living/dining arrangement, ground floor w/c, first floor shower room and allocated parking. The property is a blank canvas and is being offered NO ONWARD CHAIN.

- Two Bedrooms
- Open Plan Kitchen/Sitting/Dining Room
- Ground Floor W/C
- First Floor Shower Room
- Allocated Parking
- Private Garden