

Description

THE PROPERTY Step through the front door into the welcoming entrance hall, which grants access to various parts of the house including the sitting room, kitchen, and bathroom. Ascend the stairs to the first floor landing. The sitting room offers ample space and features two windows overlooking the front aspect. The kitchen is equipped with matching wall and base units, complemented by work surfaces, an inset one and a quarter bowl sink with a mixer tap, an inset hob with an extractor fan, and an integrated under-counter electric oven. Additionally, there's space and plumbing for further appliances. The kitchen seamlessly flows into the dining room, which boasts windows on three sides offering delightful views of the garden, along with a convenient door leading to the rear garden. The bathroom is equipped with a corner bath, a close-coupled w/c, and a wash hand basin, illuminated by a side window.

Moving to the first floor, the landing benefits from a front aspect window and provides access to the bedrooms and a separate w/c. Bedroom one enjoys a front aspect window, while bedrooms two and three offer rear aspect views. The w/c is fitted with a close-coupled w/c and a wash hand basin, illuminated by a side window.

Externally, the property features a charming small lawned garden at the front, enclosed by a low-level brick wall. There's ample parking space on the drive, which also provides access to the garage. The rear garden is mainly laid to lawn, with a small shingle area at the rear of the garage, all enclosed by wooden panel fencing.

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.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

Post Code – CO10 0DB

Viewings by appointment

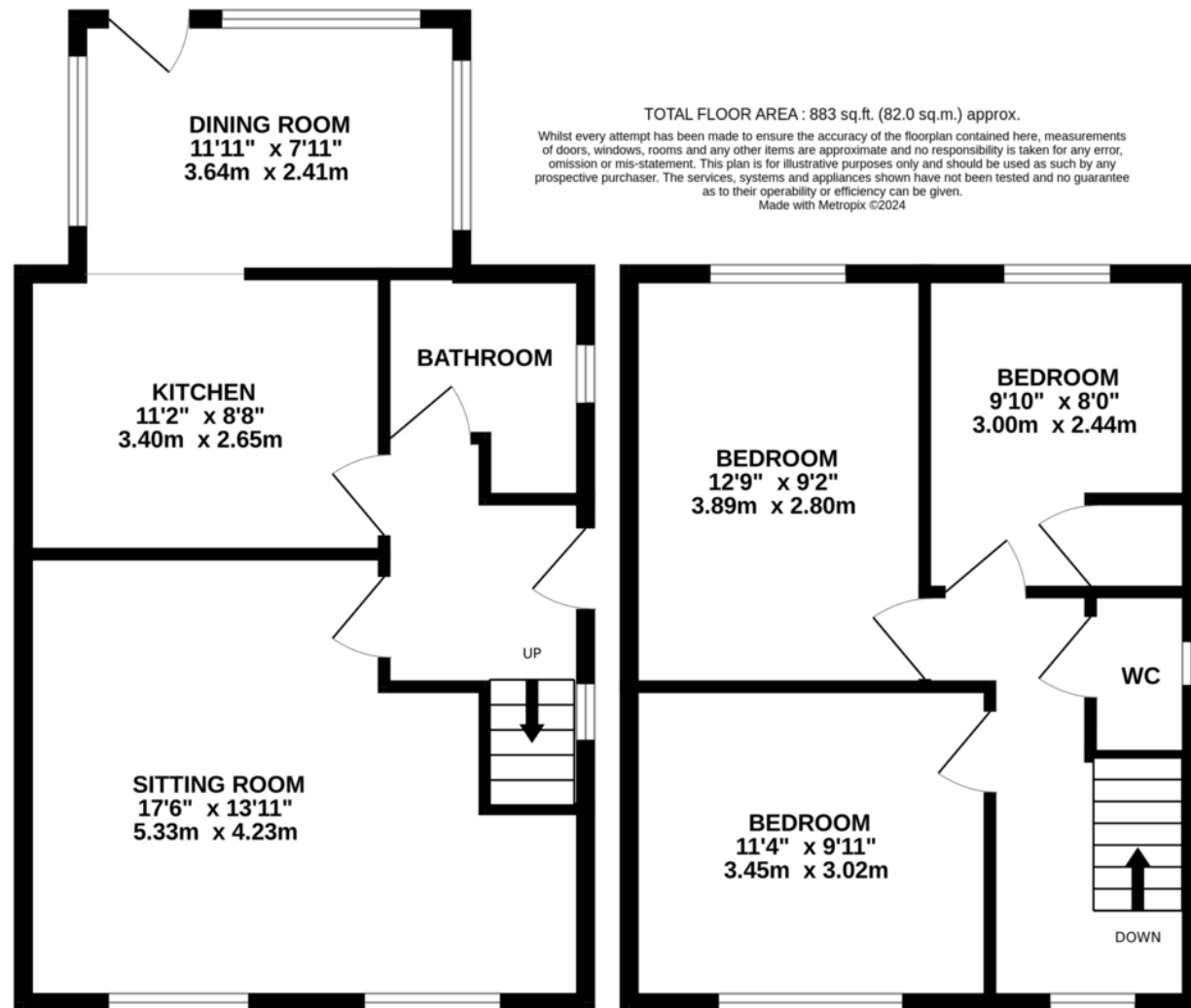
Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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



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AWAITING EPC

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

St Andrews Road | Great Cornard | CO10 0DB Offers In Excess Of £300,000

A three bedroom semi detached extended home boasting a spacious sitting room, kitchen, dining room, bathroom and first floor w/c. Benefiting from a private rear garden, garage and ample off road parking. Close to schools, doctors surgery, leisure centre and co-ops. Short drive to Sudbury town centre & train station.

- Three Bedrooms
- Spacious Sitting Room
- Kitchen
- Dining Room
- Bathroom
- First Floor Bathroom
- Private Rear Garden