

Summary

Approximate Room Sizes

THE PROPERTY As you enter the welcoming entrance hall, your attention is drawn to the staircase ascending to the first floor, accompanied by a radiator. In the kitchen, you will find wood effect matching wall and base units, an integrated sink with a drainer, along with the electric oven and hob. There's also ample space for your washing machine and tall fridge freezer. The lounge beckons with sliding doors leading to the rear garden, while inside, a radiator and a convenient storage cupboard add to the practicality.

Ascending the stairs to the landing, you'll find doors leading off to the rooms. Bedroom 1 welcomes you with a window offering views of the peaceful rear garden, alongside a radiator. The bathroom provides a toilet, hand basin, and a panelled bath. Bedroom 2 features a window to the front, inviting in natural

light, and a radiator.

Venturing outside, you'll discover a generously sized rear garden enclosed by wood panel fencing, providing a private sanctuary. A gate at the rear offers convenient access. Completing this property is a garage en bloc, providing secure parking, along with a designated parking space at the front, adding to the convenience and allure of this delightful home.

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 – A

Tenure – Freehold

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

Post Code – CO10 0ND

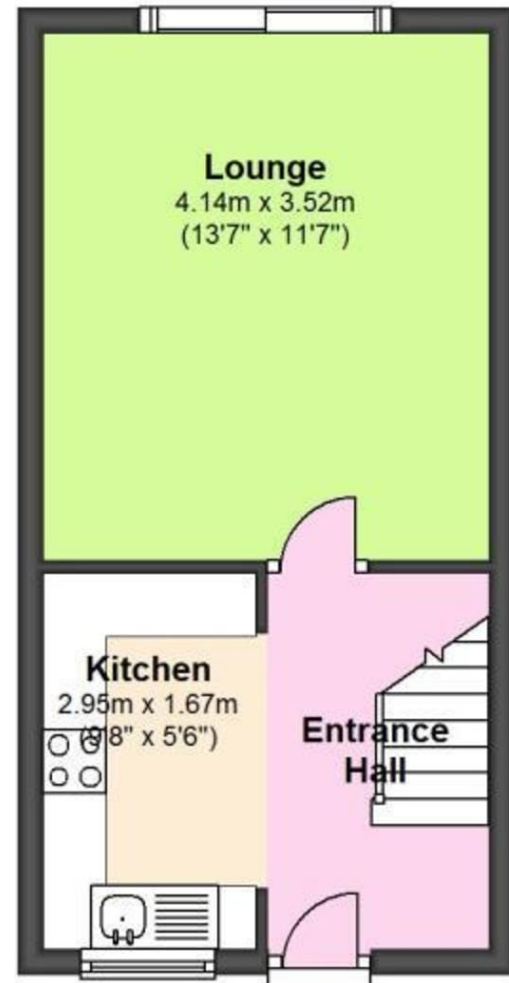
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



Ground Floor



First Floor



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		
81-91	B		89 B
69-80	C	73 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

Kempson Drive | Great Cornard | CO10 0ND

A two bedroom mid terrace home located on the sought after Hedgerows development in Great Cornard. Boasting a fitted kitchen, sitting room, first floor bathroom, generous garden, garage en bloc & off road parking. Short walk to village amenities and a short drive to Sudbury town centre.

Guide Price £197,500

- Two Bedrooms
- Fitted Kitchen
- Sitting Room
- First Floor Bathroom
- Generous Garden
- Garage En Bloc
- Off Road Parking