

## Description

### Approximate Room Sizes

**THE PROPERTY** Nestled in the highly desirable Hedgerows Estate in Great Cornard, this impeccably maintained two-bedroom home is ideally situated for easy access to local schools, shops, and numerous amenities. Tucked away from the main road, this residence ensures a quiet and peaceful environment.

Upon entering this bright and spacious home, you'll find a welcoming hallway that leads to the kitchen. The kitchen boasts a range of sleek, contemporary gloss white units paired with wood-effect countertops, an eye-level oven, a gas hob with a stainless steel extractor fan, and an inset sink. The stylish sitting room features durable engineered wood flooring, two pendant lights, and a generous storage cupboard, extending into the versatile sunroom. This adaptable space can serve as a playroom or dining area.

The first floor accommodates two bedrooms, with the master bedroom offering ample space for a double bed and a window with views of the rear garden. Completing the first floor is a modern wet room, equipped with a shower unit, low-level WC, and washbasin.

The exterior of the property includes a low-maintenance rear garden, featuring a sandstone patio that leads to an artificial grass area, perfect for outdoor entertaining. Additionally, the rear garden has gated access that leads to the garage.

**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 A - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

KITCHEN 9' 8" x 5' 8" (2.95m x 1.73m)

SITTING ROOM 13' 8" x 11' 9" (4.17m x 3.58m)

SUN ROOM 11' x 6' 1" (3.35m x 1.85m)

BEDROOM ONE 11' 9" x 9' 3" (3.58m x 2.82m)

BEDROOM TWO 11' 8" x 6' 5" (3.56m x 1.96m)

WETROOM 7' 3" x 5' 6" (2.21m x 1.68m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

Post Code – CO10 0YJ

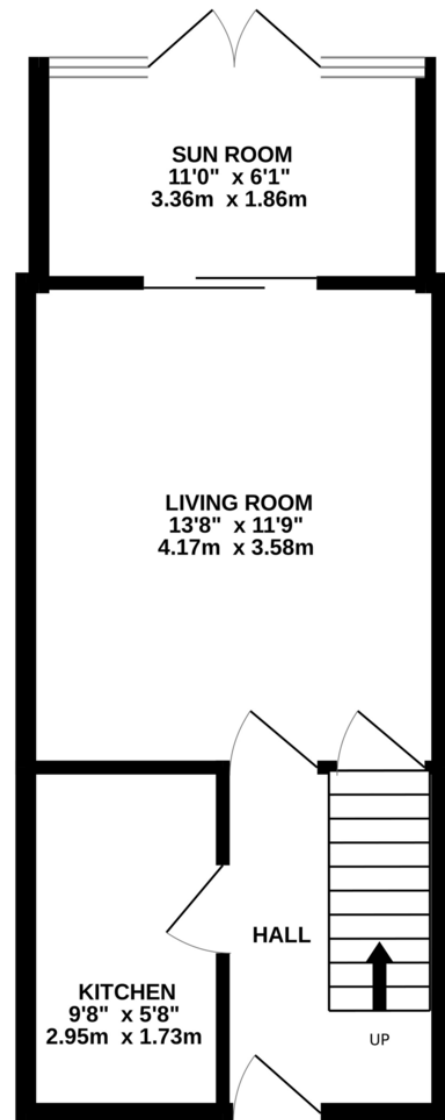
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



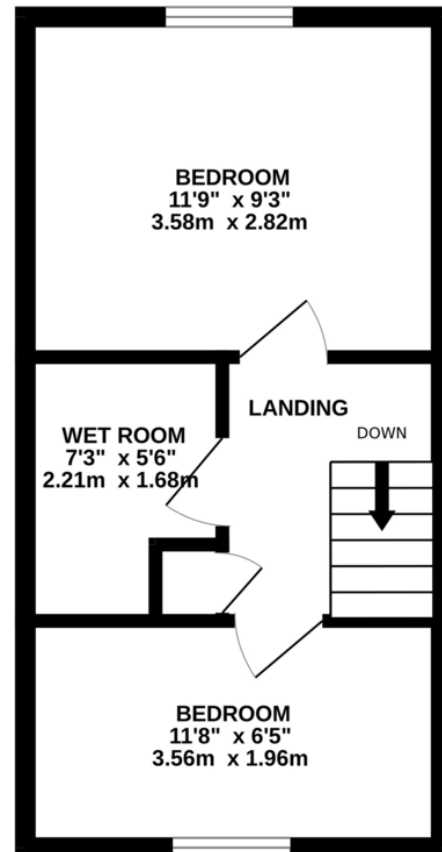
GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

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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1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



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

**Contact Details**  
6 King Street, Sudbury, Suffolk, CO10 2EB  
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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

## Kingsbury Walk | Great Cornard | CO10 0YJ

A beautifully presented & modernised two bedroom home boasting a modern kitchen, sitting room, sun room, first floor wet room, private rear garden, garage & parking. Walking distance to primary & secondary school, doctors surgery, co-ops, leisure centre, takeaways and transport links.

## Guide Price £220,000

- Two Bedrooms
- Beautifully Presented & Modernised
- Modern Fitted Kitchen
- Sitting Room & Sun Room
- Garage & Parking
- Short Walk To Schools
- Close To Co-Ops & Doctors Surgery