



**£500,000**

**Kings Meadow, Great Cornard**





### The Property

This four-bedroom detached home offers off-road parking and a garage. The dining room features sliding doors to the garden, while the spacious kitchen also has garden access. A ground floor W/C and understairs storage add convenience. The living room benefits from a front-facing window and garden access via sliding doors.

Upstairs, three of the four bedrooms are doubles. The main and third bedrooms include built-in wardrobes, with the latter offering views of the water meadows. The fourth bedroom is a versatile space, ideal as an office or guest room. A well-appointed bathroom serves all bedrooms.

The rear garden provides a peaceful setting with scenic views.

### The Location

Great Cornard offers essential amenities, including schools, shops, and pubs. Nearby Sudbury boasts a bustling market square, diverse shops, and a train station with links to London Liverpool Street, making this an ideal home for families and commuters alike.















Council & Council Tax Band – Band E -  
Babergh District Council

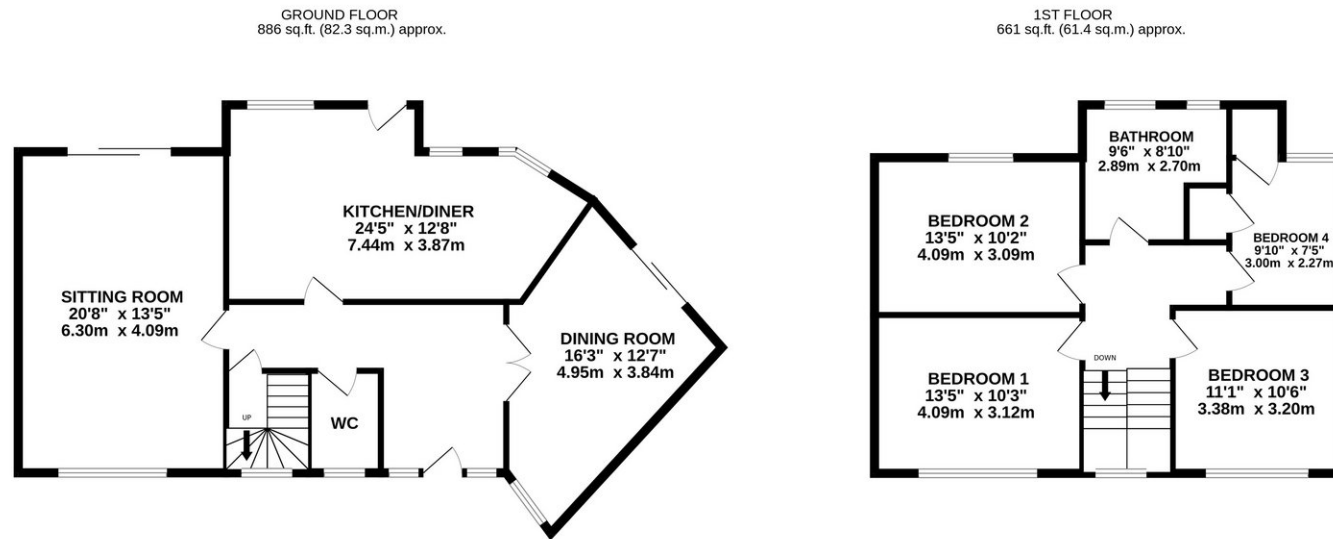
Tenure – Freehold

Broadband – Standard broadband with  
downloads speeds of up to 30 Mbps and  
upload speeds of up to 5 Mbps (Ofcom  
data)

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

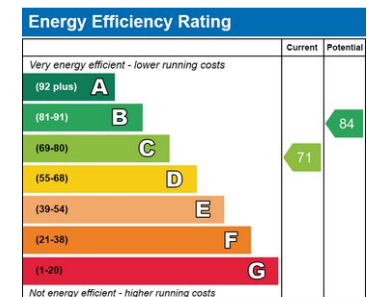
Utilities – Mains Water, Mains Electric,  
Mains Drainage, Gas Central Heating

Property Construction – Brick Construction



TOTAL FLOOR AREA: 1546 sq.ft. (143.7 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS