



**Offers In Excess Of £450,000**

Kings Meadow, Great Cornard





### The Property

This four-bedroom detached home offers off-road parking, a garage, and generous living space throughout. The hallway leads to a dining room with sliding doors to the rear garden, plus a ground-floor W/C and understairs storage. The bright kitchen includes plentiful windows and a door to the garden, while the spacious living room features both sliding garden access and a front-facing window.

Upstairs are four bedrooms—three doubles and one versatile single or office. The main bedroom includes a built-in wardrobe and a large front-facing window. Bedroom two mirrors this bright outlook. Bedroom three offers built-in storage and views of the water meadows, while bedroom four is ideal as a guest room or study. A well-appointed family bathroom serves all rooms.

The peaceful rear garden enjoys views of the water meadows—perfect for relaxing or entertaining.

### The Location

Great Cornard features schools, shops, pubs, and a doctor's surgery. Nearby Sudbury offers more extensive amenities and a train station with links to London via Marks Tey. This location blends village charm with commuter convenience—ideal for families and professionals alike.





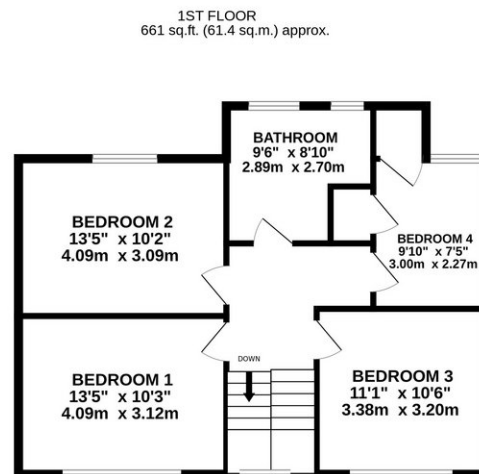
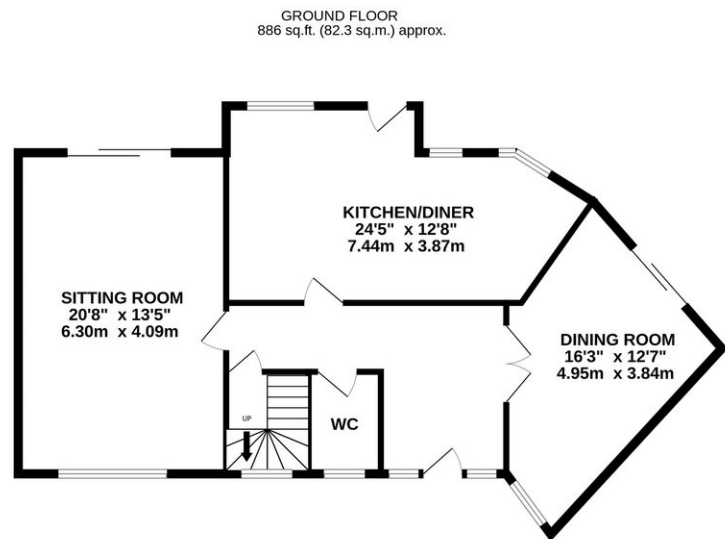












TOTAL FLOOR AREA: 1546 sq.ft. (143.7 sq.m.) approx.

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

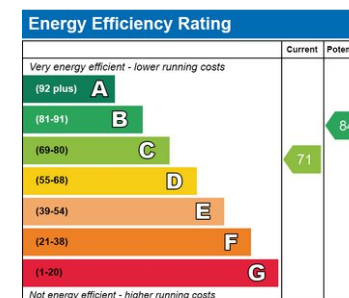
Tenure – Freehold

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 & Vodafone.  
(Ofcom data)

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

Property Construction – Brick Construction



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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