

£200,000

Kempson Drive, Great Cornard



THE PROPERTY

Step into the welcoming entrance hall, where stairs lead to the first floor and a radiator provides warmth. The kitchen features wood-effect wall and base units, an integrated sink with drainer, electric oven and hob, plus space for a washing machine and tall fridge freezer. The lounge offers sliding doors to the rear garden, a radiator, and a handy storage cupboard.

Upstairs, the landing leads to two bedrooms and a bathroom. Bedroom 1 overlooks the peaceful rear garden and includes a radiator, while Bedroom 2 has a front aspect and also features a radiator. The bathroom is fitted with a toilet, hand basin, and panelled bath.

Outside, the generous rear garden is enclosed by wood panel fencing with a rear access gate. A garage en bloc and a dedicated parking space at the front complete the home.

THE LOCATION

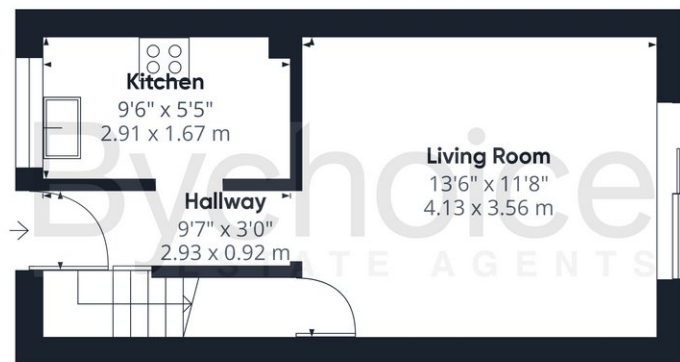
Great Cornard offers essential amenities including a doctor's surgery, primary and secondary schools, shops, and pubs. Sudbury, just a short distance away, is a lively market town with a wide range of shops, restaurants, pubs, and leisure facilities, all surrounded by the beautiful Suffolk countryside.

Sudbury's rail station connects via Marks Tey to London Liverpool Street, making Great Cornard a great option for commuters. The area blends village charm with excellent access to town amenities, ideal for families and professionals alike.

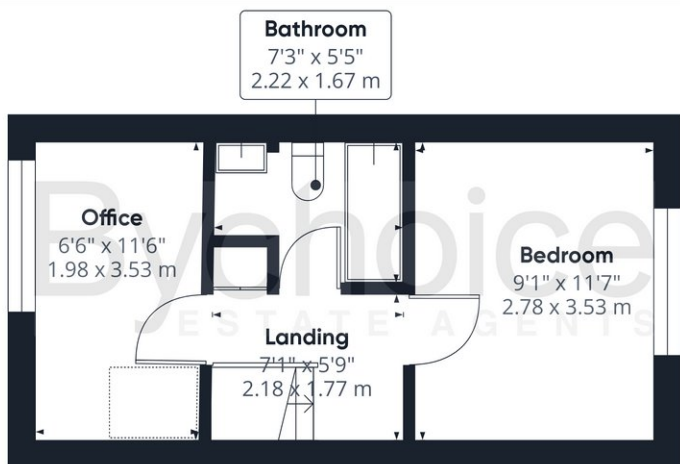








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
512.37 ft²
47.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

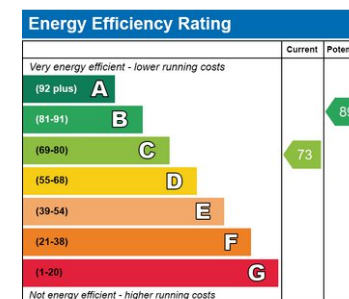
Tenure – Freehold

Property Construction – Standard Brick
Construction

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

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

Mobile Data - Voice & Data likely outdoors
with EE, O2, Three & Vodafone



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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.

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