



**£260,000**

**Nursery Road, Great Cornard, Sudbury,  
Suffolk**



## THE PROPERTY

This three-bedroom home opens with a welcoming entrance hall, offering access to all ground floor rooms and the staircase. The living room is bright and inviting, thanks to a generous front-facing window that floods the space with natural light.

To the rear, the open-plan kitchen and dining area suit modern living. The kitchen includes integrated appliances, an inset sink, space for white goods, and a side access door. French doors from the dining space open directly onto the private rear garden, creating a seamless indoor-outdoor connection.

Upstairs, there are two double bedrooms and a third single—ideal as a home office or guest room. The main bedroom includes a built-in wardrobe. A storage cupboard sits conveniently on the landing near the family bathroom, which features a bath with overhead shower, pedestal sink, and toilet.

Externally, the home benefits from a private rear garden and a garage en bloc.

## THE LOCATION

Great Cornard is a popular village just a short drive from Sudbury, offering essential amenities including a doctor's surgery, primary and secondary schools, local shops, and pubs.

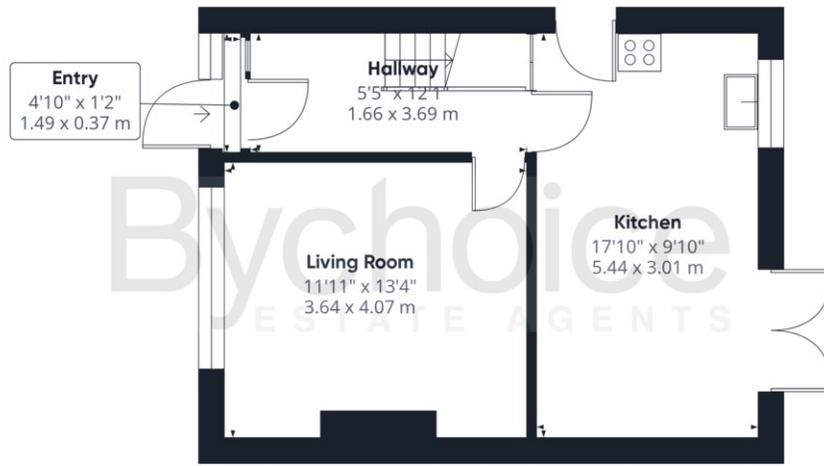
Nearby Sudbury is a vibrant market town set in the Suffolk countryside, with a wide range of shops, restaurants, sports facilities, churches, and traditional pubs. It also has a branch line railway station with connections at Marks Tey to London Liverpool Street, making it a great spot for commuters.

Combining village charm with market town convenience, Great Cornard appeals to families, professionals, and anyone seeking easy access to both nature and the capital.









Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
809 ft<sup>2</sup>  
75.1 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

Tenure – Freehold

Broadband – Superfast broadband with downloads 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 & Vodaphone. (Ofcom data)

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

Property Construction – Standard 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.

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