



£400,000

Pot Kiln Road, Great Cornard



THE PROPERTY

Positioned on a generous plot, the home benefits from ample off-road parking via a smart block-paved driveway.

Inside, a spacious entrance hall leads to bright and well-proportioned accommodation. The front-facing living room enjoys abundant natural light, while the well-appointed kitchen features white cabinetry, worktops, integrated appliances, and views over the rear garden.

A separate dining room opens into a sunny conservatory, offering year-round enjoyment of the beautifully maintained garden. All three double bedrooms provide flexible living options, whether for family, guests, or a home office. The home is served by a modern wet room with a walk-in shower, WC, and wash basin.

Externally, the enclosed rear garden features a large paved terrace, central lawn with decorative feature.

THE LOCATION

Great Cornard offers a fantastic blend of village charm and modern convenience, with a variety of local amenities including schools, shops, pubs, and a medical centre—all within easy reach.

Just a short distance away lies the thriving market town of Sudbury, known for its historic charm, riverside walks, and bustling town centre with a wide array of shops, restaurants, and leisure facilities.

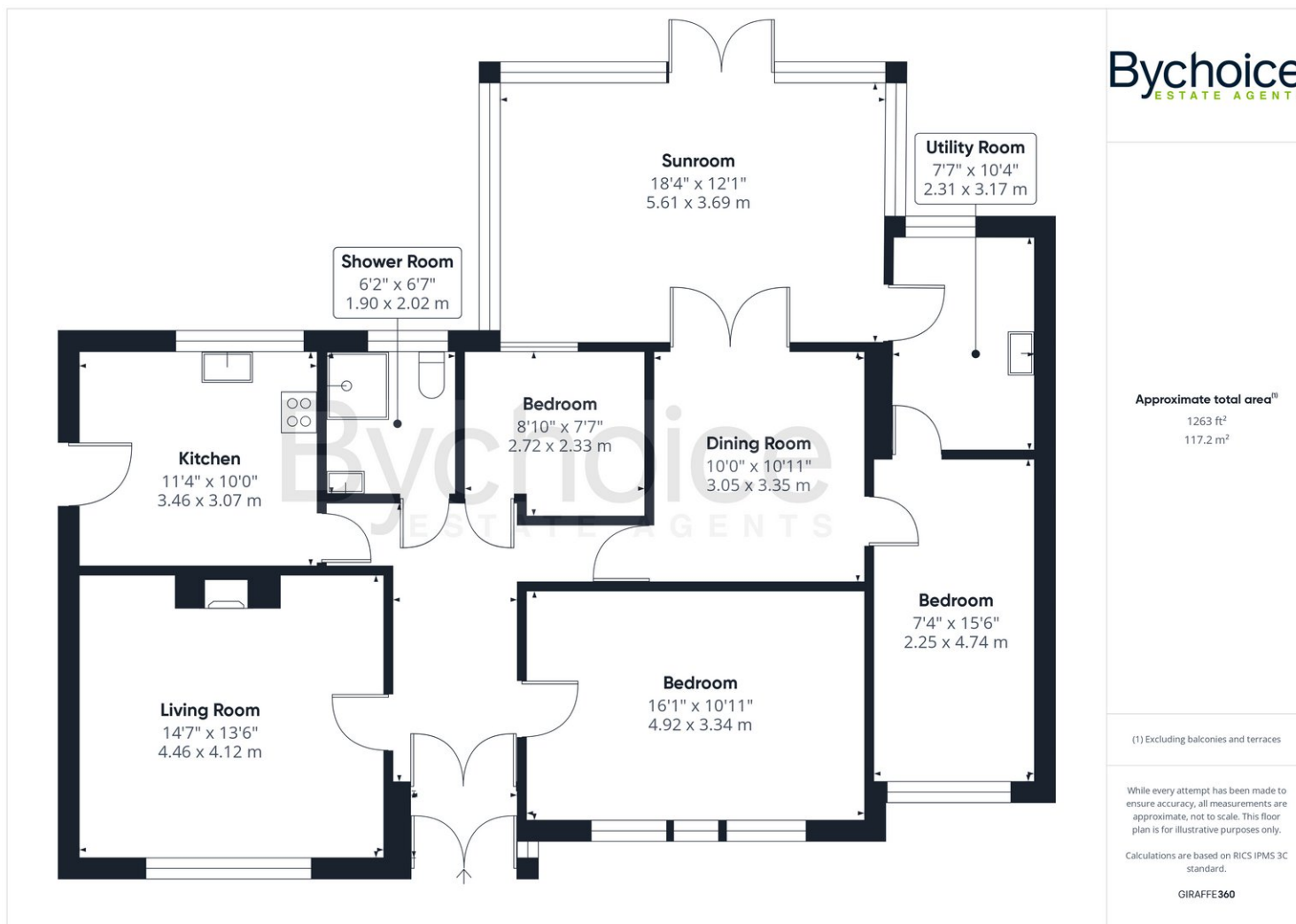
Transport links are excellent, with Sudbury's train station providing regular services via Marks Tey to London Liverpool Street, making this an attractive location for commuters.

Whether you're a growing family, downsizer, or professional, Great Cornard offers the ideal setting—combining peaceful village living with excellent access to amenities and transport.









AGENTS NOTE

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

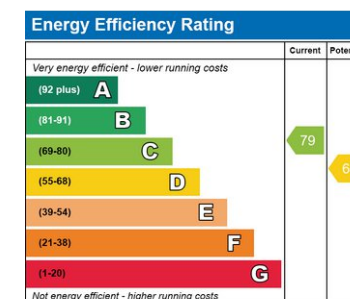
Tenure – Freehold

Broadband – Ultrafast broadband available with download speeds of up to 1800mbps and upload speeds of up to 220mbps available. (Ofcom Data)

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

Utilities – Mains drainage, water, electric, 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.

Bychoice
ESTATE AGENTS