



**£210,000**

**Kingsbury Walk, Great Cornard**



## THE PROPERTY

This well-presented two-bedroom home is offered with no onward chain. The entrance hallway provides access to both the kitchen and the main reception room. Positioned to the front, the kitchen benefits from good natural light and is fitted with integrated appliances including an oven, hob, extractor fan and inset sink.

To the rear, the living space offers a bright and comfortable area, featuring useful under-stair storage and sliding doors that open directly onto the rear garden, ideal for both everyday living and entertaining.

The first floor offers two bedrooms, with the principal bedroom being a good size and the second providing a comfortable additional bedroom. These are complemented by a well-appointed bathroom featuring a bath with shower over, WC and a wash basin with storage beneath.

Outside, the rear garden is of a good length, with a patio seating area nearest the property and lawn beyond. The home further benefits from a garage en bloc with parking positioned in front.

## THE LOCATION

Great Cornard offers a range of everyday amenities including shops, pubs, a doctor's surgery and both primary and secondary schools. Sudbury, a popular market town, is close by and provides a wider selection of shops, restaurants, sports facilities and traditional pubs, all set within the surrounding Suffolk countryside.

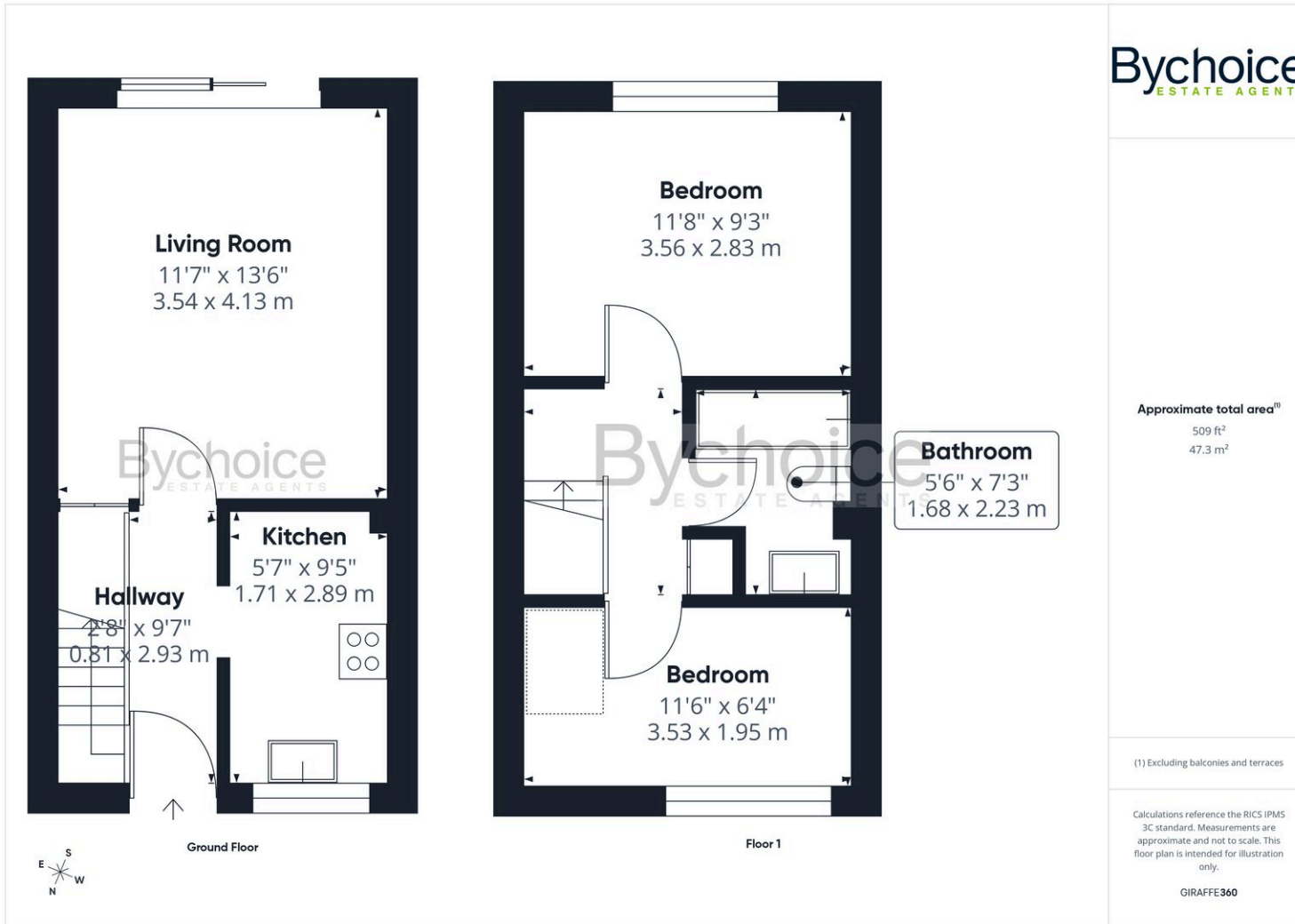
Sudbury also benefits from a branch line train station with connections via Marks Tey to London Liverpool Street, making Great Cornard a convenient choice for commuters. Bakers Court is approximately a 15-minute walk from the station.

Combining village convenience with easy access to a thriving market town, Great Cornard is well suited to a variety of buyers, from first-time purchasers to commuters.









**Bychoice**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
509 ft<sup>2</sup>  
47.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

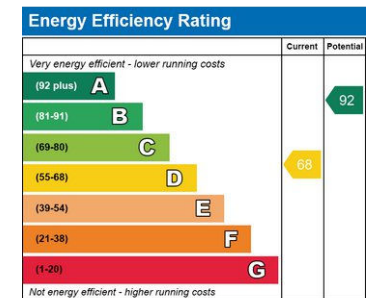
Tenure – Freehold

Broadband – Superfast broadband with download 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



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6 King Street, Sudbury, Suffolk, CO10 2EB

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