



£250,000

Pottersfield, Great Cornard



THE PROPERTY

Welcome to this well-presented two-bedroom home, offered with no onward chain. The property opens into a welcoming entrance hallway with access to all ground floor rooms. At the front, the kitchen provides a practical layout with ample worktop and storage space, along with integrated appliances including an oven, hob, extractor fan and inset sink.

To the rear, the living room offers a comfortable and spacious setting, with double French doors opening onto the garden, creating a bright and airy feel while seamlessly connecting indoor and outdoor space. A convenient downstairs W/C completes the ground floor.

Upstairs, both bedrooms are well-proportioned and benefit from built-in storage, making them suitable for a variety of living arrangements. The family bathroom is fitted with a pedestal sink, toilet, and a bath with shower over.

Externally, the property enjoys a pleasant rear garden with a patio area and shed, ideal for relaxing or entertaining. The home also benefits from allocated off-street parking.

THE LOCATION

Great Cornard offers a range of everyday amenities, including a doctor's surgery, primary and secondary schools, local shops and pubs. The nearby market town of Sudbury provides a wider selection of facilities, including shops, restaurants, sports amenities and a traditional market square, all set within the scenic Suffolk countryside.

For commuters, Sudbury's branch line station offers connections via Marks Tey to London Liverpool Street, making this an ideal location for those seeking a balance between village life and accessibility.









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

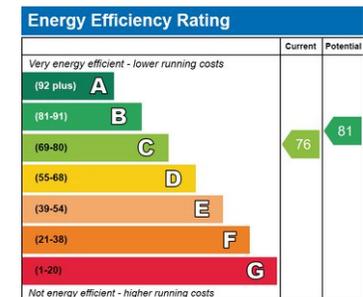
Tenure – Freehold

Broadband – Ultrafast broadband with
downloads speeds of up to 1800 Mbps and
upload speeds of up to 1000 Mbps (Ofcom
data)

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

Utilities – Mains Water, Mains Electric,
Mains Drainage, Electric 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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