



Asking Price £340,000
Singleton Court, Great Cornard



THE PROPERTY

Located in the popular village of Great Cornard, this well-presented two-bedroom home offers a practical and comfortable layout.

The entrance hallway provides access to all main rooms. To the front, the living room is bright and welcoming, featuring dual aspect windows that fill the space with natural light, along with a feature fireplace creating a cosy focal point.

The kitchen/dining area offers a good range of worktop space and storage, with units above and below. Integrated appliances include a Belling farmhouse-style cooker, extractor fan and inset sink. The dining area benefits from sliding doors opening onto the rear garden, making it ideal for both everyday living and entertaining.

Both bedrooms are well-proportioned, with the main bedroom featuring built-in storage. The family shower room includes a shower, wash hand basin with storage below, and WC.

Outside, the rear garden is a generous and private space, mainly laid to lawn with a patio area and summer house. To the front, there is off-street parking for multiple vehicles, with a garage located to the rear and side access into the garden.

THE LOCATION

Great Cornard offers a range of amenities including a doctor's surgery, schools, shops and pubs, making it ideal for everyday living.

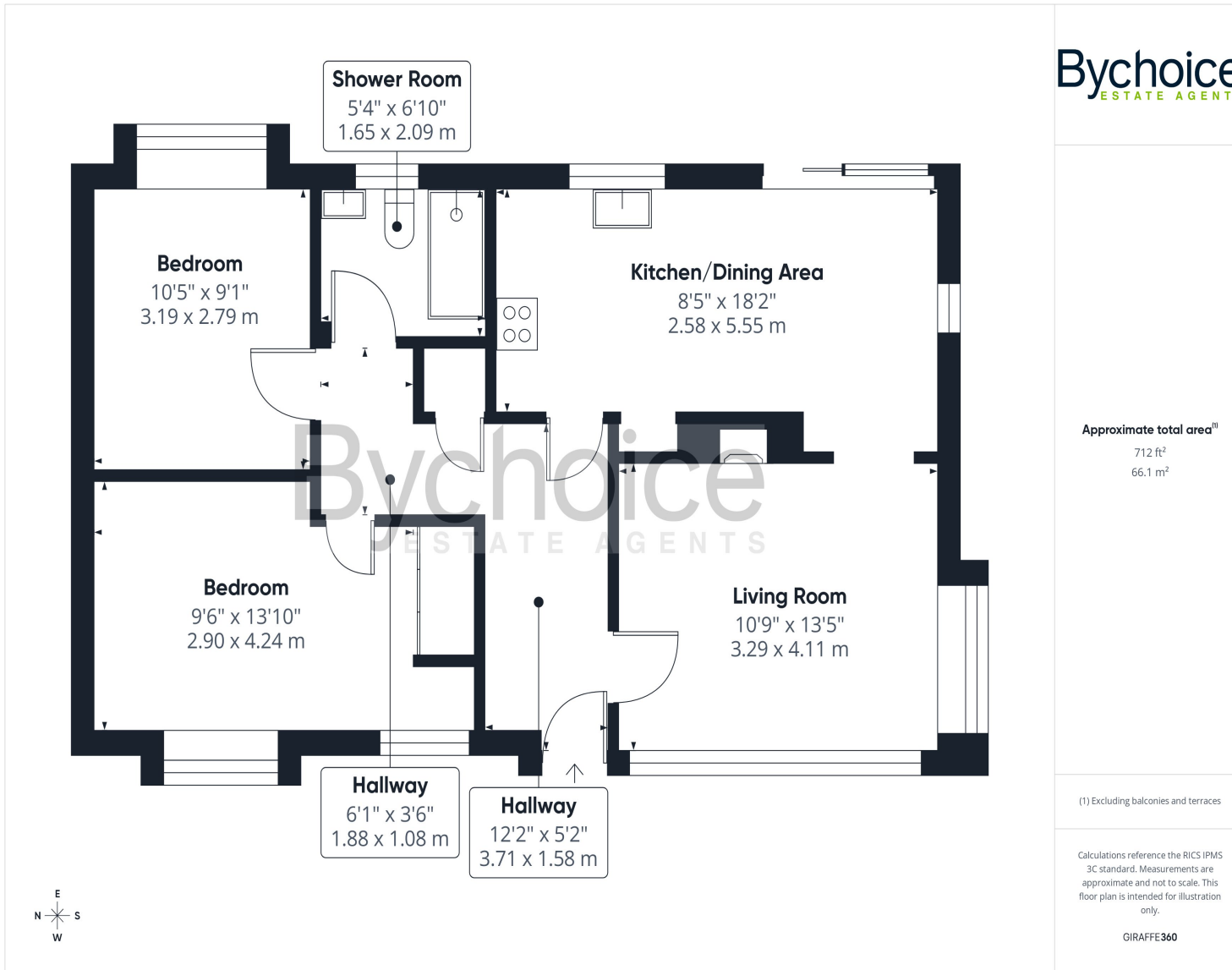
Nearby Sudbury provides a wider selection of facilities, including a market square, shops, restaurants, leisure facilities and access to the surrounding Suffolk countryside. The town also has a branch line railway station with connections via Marks Tey to London Liverpool Street, making the area convenient for commuters.

Combining village charm with excellent access to a thriving market town, Great Cornard is well suited to a variety of buyers.









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ESTATE AGENTS

Council & Council Tax Band – Band C -
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, Gas Central Heating (2
Years Old)

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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