

**Offers In Excess Of £315,000**

Grace Farrant Road, Great Cornard



## THE PROPERTY

Welcome to this beautifully modernised three bedroom home, offering stylish and versatile accommodation throughout. The welcoming entrance hallway provides access to the first floor, downstairs cloakroom and main living areas.

The bright and spacious living room benefits from a front aspect window allowing plenty of natural light, with double doors opening into the kitchen/dining room, creating an ideal space for both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units offering ample worktop and storage space, alongside integrated appliances including an oven, hob, extractor fan and inset sink. There is space for a dining table, as well as useful downstairs storage. The cloakroom comprises a WC and pedestal wash hand basin.

To the first floor, the principal bedroom is generous in size and features an ensuite shower room with shower, WC and wash hand basin. Bedroom two is another well-proportioned room, currently used as a snug, while bedroom three is arranged as a dressing room but could equally serve as a home office or guest bedroom. The family bathroom is fitted with a bath and shower over, WC and wash hand basin with storage below.

Outside, the rear garden is a great size with a patio seating area adjoining the property, lawn beyond and an additional seating area tucked away in the corner, ideal for relaxing or entertaining. To the front there is off-road parking and side access to the rear garden.

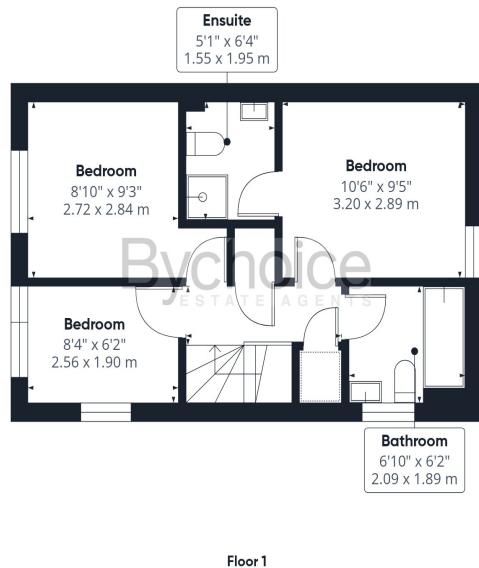
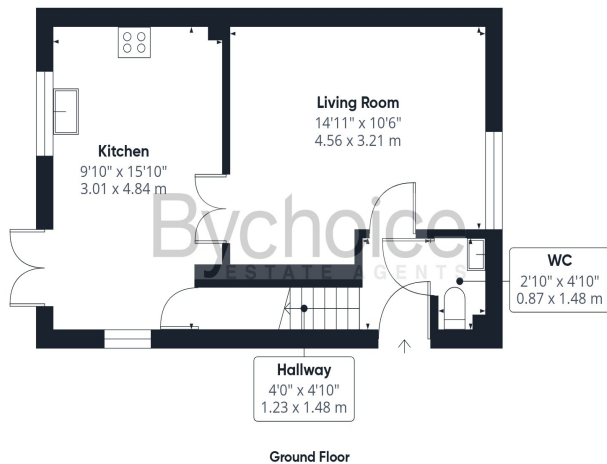
## THE LOCATION

Great Cornard offers a range of everyday amenities including schools, shops, pubs and a doctor's surgery, while the nearby market town of Sudbury provides a wider selection of shops, restaurants, sports facilities and leisure amenities. Sudbury's branch line station, with connections via Marks Tey to London Liverpool Street, is approximately a 15 minute walk from Bakers Court, making the area ideal for commuters and families alike.









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Approximate total area<sup>m</sup>

744 ft<sup>2</sup>

69.2 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.

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

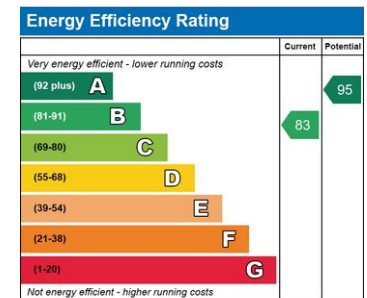
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 900 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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