

£220,000

Kingsbury Walk, Great Cornard



THE PROPERTY

Located in the popular village of Great Cornard, this well-presented two bedroom home offers practical and comfortable living accommodation, ideal for first-time buyers, downsizers or investors alike.

The property opens into an entrance porch leading through to the hallway. To the front is the fitted kitchen, offering a range of storage cupboards and worktop space, along with integrated features including an inset sink and extractor fan.

To the rear, the bright and spacious living area benefits from plenty of natural light via sliding doors opening onto the rear garden, creating an ideal space for relaxing or entertaining.

Upstairs, the principal bedroom is generously sized and features built-in storage cupboards. The second bedroom is a versatile space suited to a guest room, nursery or home office and also benefits from storage. The family bathroom comprises a bath, wash hand basin with storage below and WC.

Externally, the low-maintenance rear garden features patio seating areas and artificial lawn. The property also benefits from a garage en bloc with parking in front.

THE LOCATION

Great Cornard offers a range of everyday amenities including a doctor's surgery, primary and secondary schools, shops and pubs, making it a convenient and well-served village location.

Nearby Sudbury is a vibrant market town surrounded by picturesque Suffolk countryside, offering an extensive selection of shops, restaurants, pubs, sports facilities and other amenities. Sudbury train station provides branch line services connecting at Marks Tey for London Liverpool Street, making the area well suited to commuters.

Combining village charm with excellent access to Sudbury and transport links, Great Cornard remains a popular choice for a wide range of buyers.









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Approximate total area⁽¹⁾

532 ft²
49.3 m²

Reduced headroom

11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 A - Babergh District Council

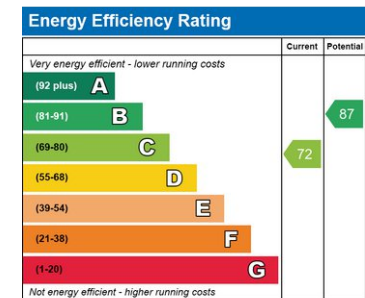
Tenure – Freehold

Broadband – Superfast broadband with download speeds of up to 50 Mbps and upload speeds of up to 8 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

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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