

## Summary

A three bedroom semi-detached home benefiting from garage and ample off road parking. The property is a short walk to local amenities including a primary and secondary school, co-op, doctors surgery and village pub. Good size sitting room, kitchen, bathroom and first floor w/c.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Entrance door into entrance hall, window to front. Door to side, doors to sitting room, kitchen and bathroom. Stairs ascending to first floor landing.

**KITCHEN 11' 4" x 8' 7" (3.45m x 2.62m)**

Double glazed window to rear. Fitted kitchen comprising matching wall and base level units, inset one and a quarter bowl stainless steel sink with mixer tap over and drainer to side, integrated electric double oven with gas hob and extractor fan over, space and plumbing for washing machine, fridge/freezer and tumble dryer.

**SITTING ROOM 13' 10" x 11' 4" (4.22m x 3.45m)** Double glazed window to front, fireplace.

**BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m)**

Double glazed window to side, paneled bath with taps, shower attachment and shower screen over, close coupled w/c, pedestal wash hand basin with mixer taps over.

**LANDING** Double glazed window to front, doors to bedrooms and w/c.

**BEDROOM ONE 12' 7" x 9' 3" (3.84m x 2.82m)** Double glazed window to rear.

**BEDROOM TWO 11' 4" x 10' (3.45m x 3.05m)** Double glazed window to front.

**BEDROOM THREE 9' 8" x 7' 11" (2.95m x 2.41m)** Double glazed window to rear.

WC Close coupled w/c, pedestal wash hand basin with taps over, doors to over stair cupboard.

**GARAGE** Up and over garage door to front providing vehicular access, service door to side, power and lighting.

**OUTSIDE** The front of the property commences with a driveway providing ample off road parking with a gravel area to side with further parking available. Enclosed by mature shrub borders. Access to rear garden.

The rear garden commences with a paved patio area with the remainder laid to lawn and enclosed by wood panel fencing.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 0HE

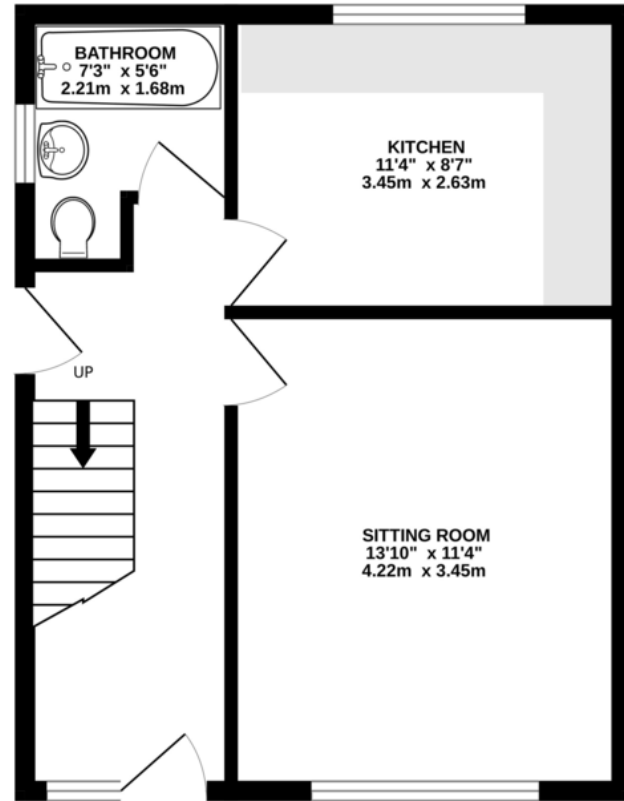
Viewings by appointment

Bychoice Estate Agents

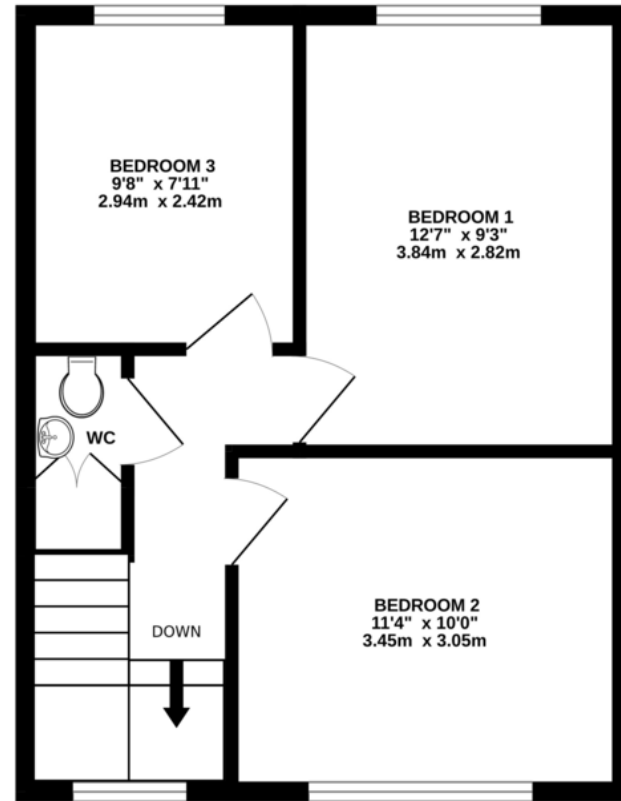
Tel: 01787 468400



GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC



### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Highbury Way | Great Cornard | CO10 0HE

£325,000

A three bedroom semi-detached home benefiting from garage and ample off road parking. The property is a short walk to local amenities including a primary and secondary school, co-op, doctors surgery and village pub. Good size sitting room, kitchen, bathroom and first floor w/c.

- Three Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- First Floor W/C
- Walking Distance To Amenities
- Garage & Ample Off Road Parking