

## Description

**THE PROPERTY** This charming family home, offers a comfortable and well-appointed living space. The entrance hall, featuring a UPVC panelled and glazed front door, leads into the dual aspect sitting room, which is bathed in natural light and provides access to the rear garden. The kitchen/dining room boasts wall and base cupboards, granite effect laminate surfaces, and modern appliances. A downstairs cloakroom with a white suite is also conveniently located on this floor.

Moving to the first floor, a landing connects the various rooms and offers access to an airing cupboard housing the hot water cylinder. The first-floor bedrooms are all spacious and bright, with built-in wardrobe cupboards in some. The bathroom features a matching white suite with stylish tiling.

Outside, the back garden is beautifully landscaped with a flagstone patio, raised paved area, and well-stocked beds. The property also includes a brick-built garage with a parking space en-bloc.

**THE LOCATION** Great Cornard boasts a host of essential amenities, including a doctor's surgery, both primary and secondary schools, a variety of shops and pubs. It provides residents with convenient access to everyday necessities.

Sudbury, a vibrant market town, is within easy reach. It features a bustling market square and is enveloped by the picturesque Suffolk countryside. In Sudbury, you'll discover an extensive array of amenities, such as diverse shops, sports facilities, churches, restaurants, and traditional pubs.

The village's proximity to Sudbury is not only convenient for shopping and entertainment but also for transportation. Sudbury boasts a branch line train station with connections, including those at Marks Tey, offering train services to London's Liverpool Street. This makes Great Cornard an attractive choice for commuters and those seeking easy access to the capital.

Great Cornard combines the charm of village life with the accessibility of a thriving market town, making it an ideal location for a wide range of residents, from families to commuters.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Central Heating, Mains Water & Drainage, Electric

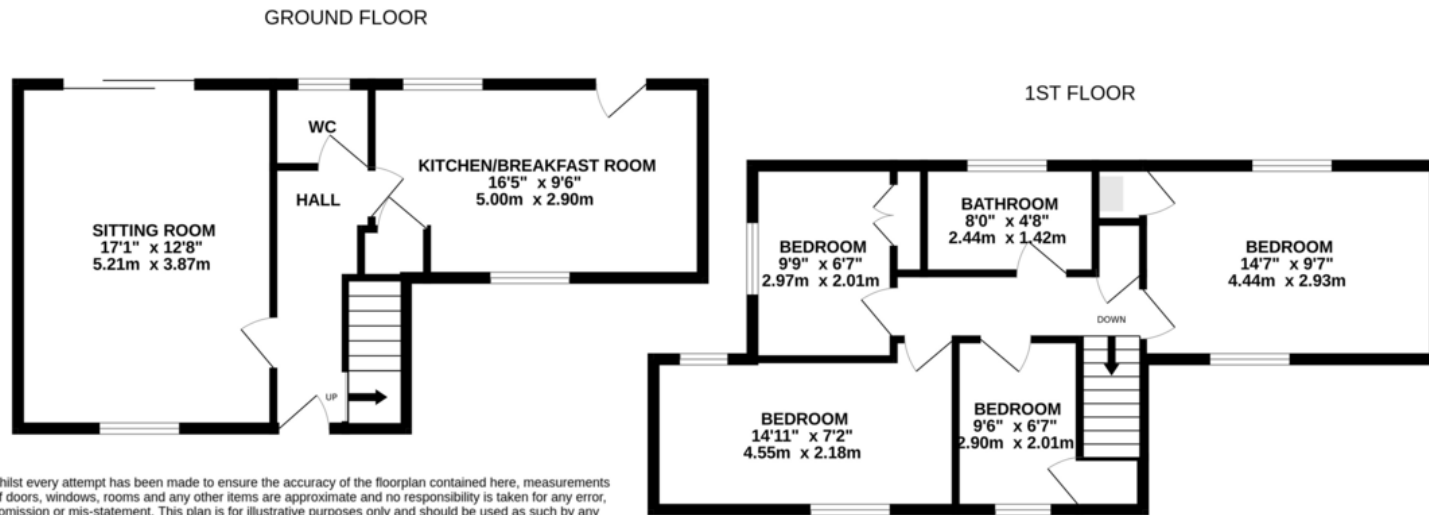
Post Code – CO10 0LG

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### 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

### Rede Way | Great Cornard | CO10 0LG

£230,000

A four bedroom mid terraced home located in the heart of Great Cornard. Benefiting from a dual aspect sitting room, kitchen/diner, ground floor w/c, first floor family bathroom, private rear garden, garage en bloc and views over greensward to the front. Walking distance to ample local amenities.

- Four Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Diner
- Ground Floor WC
- First Floor Bathroom
- Private Rear Garden
- Garage En Bloc