

Description

THE PROPERTY A charming mid-terraced Georgian property which upon entering, you are greeted by a hallway which leads to the inviting sitting room, situated at the front of the property. Here, a striking cast iron fireplace serves as a focal point, exuding character. This room is a cozy retreat, ideal for relaxation and entertaining.

Moving to the rear of the ground floor, you'll find the dining room, boasting another beautiful cast iron fireplace, creating an intimate ambiance for shared meals and gatherings. This room seamlessly opens into the well-appointed kitchen. The kitchen features an array of wall and base level units, providing ample storage space. You'll also find an integrated oven with a gas hob and an extractor hood, an inset sink with a mixer tap and drainer, and convenient space for essential appliances such as a washing machine, dishwasher, and fridge/freezer.

As you ascend to the first floor, you'll discover three comfortable bedrooms, each offering its unique charm. The bedroom at the rear of the property is particularly noteworthy, as it

showcases another cast iron fireplace, adding character to the room. The bathroom features a freestanding bath, a close-coupled toilet, a modern shower, and a wash hand basin.

To the front of the property, you'll find off-road parking reserved for residents, ensuring your convenience and peace of mind.

The rear garden is a true delight, meticulously landscaped to offer both beauty and functionality. A paved patio area with raised flower beds invites you to enjoy outdoor meals and gatherings. An attractive seat nestled within the flower beds offers a tranquil spot for relaxation. The garden is enclosed with charming wood paneling, leading to a lovely lawn area at the rear, perfect for outdoor activities and play.

As a valuable addition, there's an outbuilding at the rear of the garden, offering versatile space that can be adapted to your needs. Whether you desire a private gym, a home office, or a workshop, this space provides endless possibilities.

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. Which is just a 15 minute walk from Radiator Road. 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

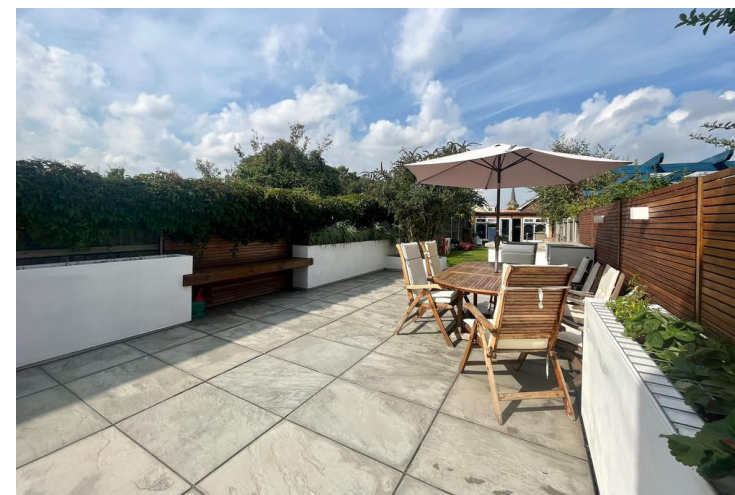
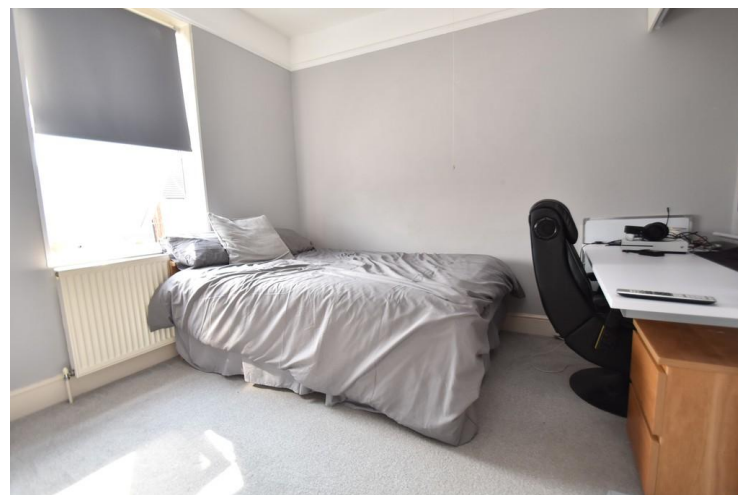
Services – Mains Drainage, Gas Heating, Water, Electric

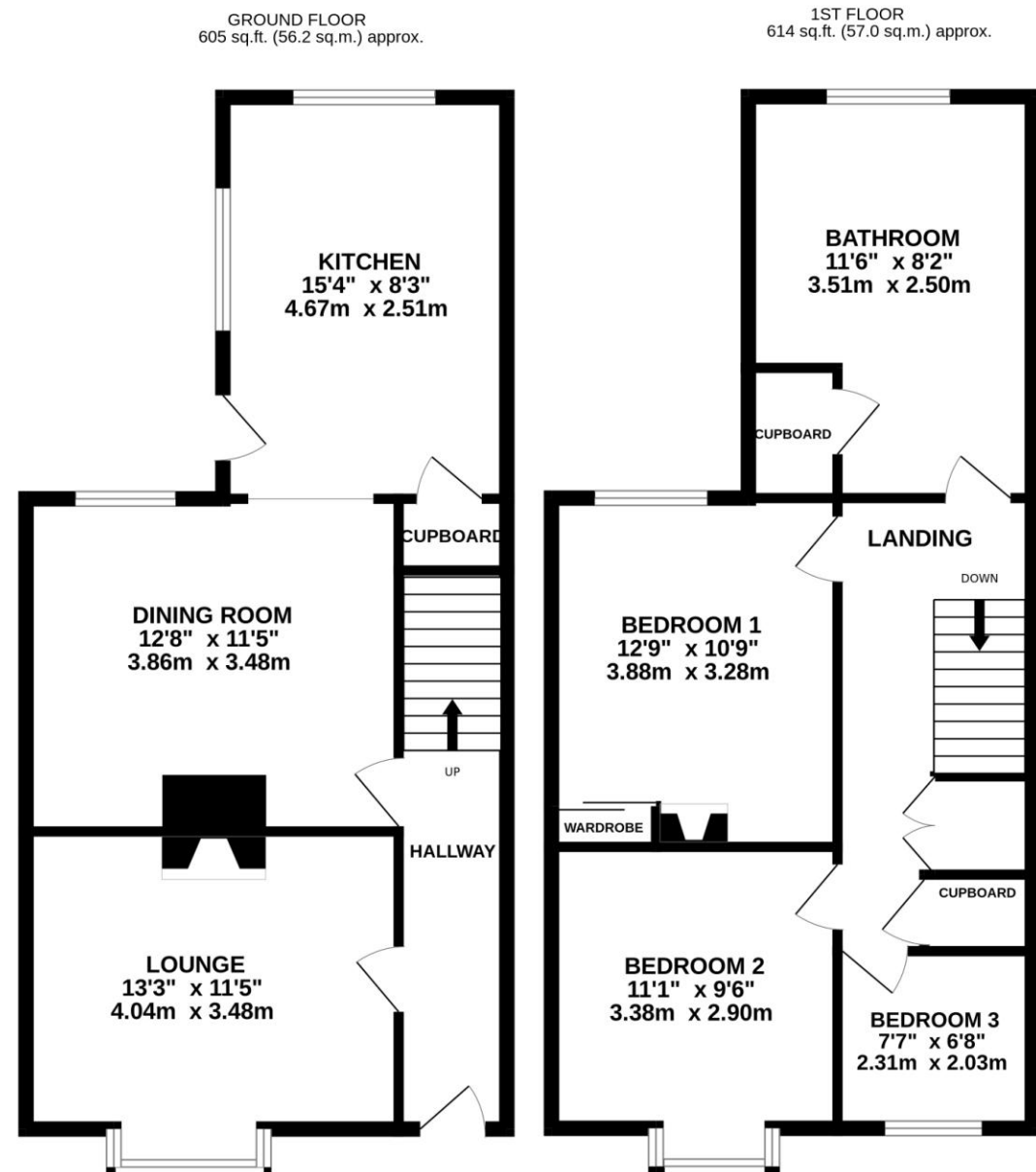
Post Code – CO10 0HX

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

Contact Details
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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

Radiator Road | Great Cornard | CO10 0HX

£300,000

Charming 3-bedroom terrace home, brimming with character and modern comforts. Featuring period fireplaces and ornate details, it offers spacious living areas, a large garden, a large versatile outbuilding and two off road parking spaces. The property is situated a short walk from local amenities such as local co op, pubs and Thomas Gainsborough School,

- Three Bedrooms
- Well Presented Throughout
- Versatile Outbuilding
- Off Road Parking To Front
- Character Features
- Walking Distance To Amenities & Schools