



EH

EXQUISITE
HOME

PERFECTLY PLACED

Sudbury was one of the original Suffolk Wool Towns and today, the legacy of its former wealth and importance is plain to see. Mentioned in the Domesday Book, it has a network of lovely water meadows to the north and its centre is full of historic buildings, such as Thomas Gainsborough's house. It has a thriving centre with several primary schools, a high school, shops, pubs, restaurants and leisure activities. Transport links are excellent, with trains connecting to London Liverpool Street and the A131 and A134 nearby.





The thriving, sought after village of Great Cornard, surrounded by beautiful countryside, boasts a primary and secondary school, country park, football, hockey and rugby union clubs and pretty riverside walks into Sudbury. At the heart of the community is this large, detached, much-improved family home. Thought to have been built around sixty years ago, it has been extended and improved considerably. The present owners bought it in 2018, attracted by the large, light rooms, double bedrooms, generous layout and secluded garden, ideal for their young family. They also loved the outstanding nursery and local primary nearby and the fact that there is a very popular high school in the village. The nearby country park, open green space with play equipment and beautiful riverside walks were also a major draw. Since moving in, they have re-floored several of the rooms in Karndean, re-carpeted, opened up the porch to make the hallway larger, replaced the front door, painted throughout and built a new fence in the garden. There is enough room to park three to four cars on the smart block paved frontage and the glossy green laurel hedge protects the front of the house from the road. The front door opens into the wooden floored light-filled hall painted in Laura Ashley Dove Grey with its useful under stairs cupboard.

Having moved in with young children, the owners love the flow of their home and the flexibility of the rooms. To the right is the family room with built in shelving and enough space for board games, reading, and family-themed activities. The children often play in this room while their parents relax in the spacious and elegant dual aspect sitting/dining room to the left of the hallway. With natural light pouring through the window and sliding doors out to the garden, it is a delightfully welcoming space with plenty of room for multi-use furniture and a dining room table and chairs. The owners have hosted several children's parties with more than enough space for adults too and having the luxury of two reception rooms is ideal for any family configuration.

The kitchen is accessed from the hallway and the dining room. With pale wooden units it offers lovely views over the garden, The ground floor accommodation is completed by a double bedroom with an en suite wet room. With an extra wide doorway, it is wheelchair accessible, making it ideal for elderly relatives or anyone with mobility issues. Since the owners moved in, it has been used as an accessible bedroom, a study and currently serves as a laundry room. It is an extremely versatile space and could be converted into a third reception room or home office if desired.



A Warm And Welcoming Space



“The property been designed with an eye to space, light and versatility...”



The staircase rises to the spacious landing which leads to the large principal bedroom, painted in a soothing shade of sage green. There are two further double bedrooms, both ideal for any family configuration. The fourth bedroom is currently being used as a home office. This is ideal for anyone who has to work from home, but equally this room could serve as a nursery or playroom. There is a generous three piece family bathroom with a bath and shower over as well as a further three piece shower room across the landing. For a family with teenage children, or those who frequently entertain, having two bathrooms on the first floor also adds considerable value.

LOCATION

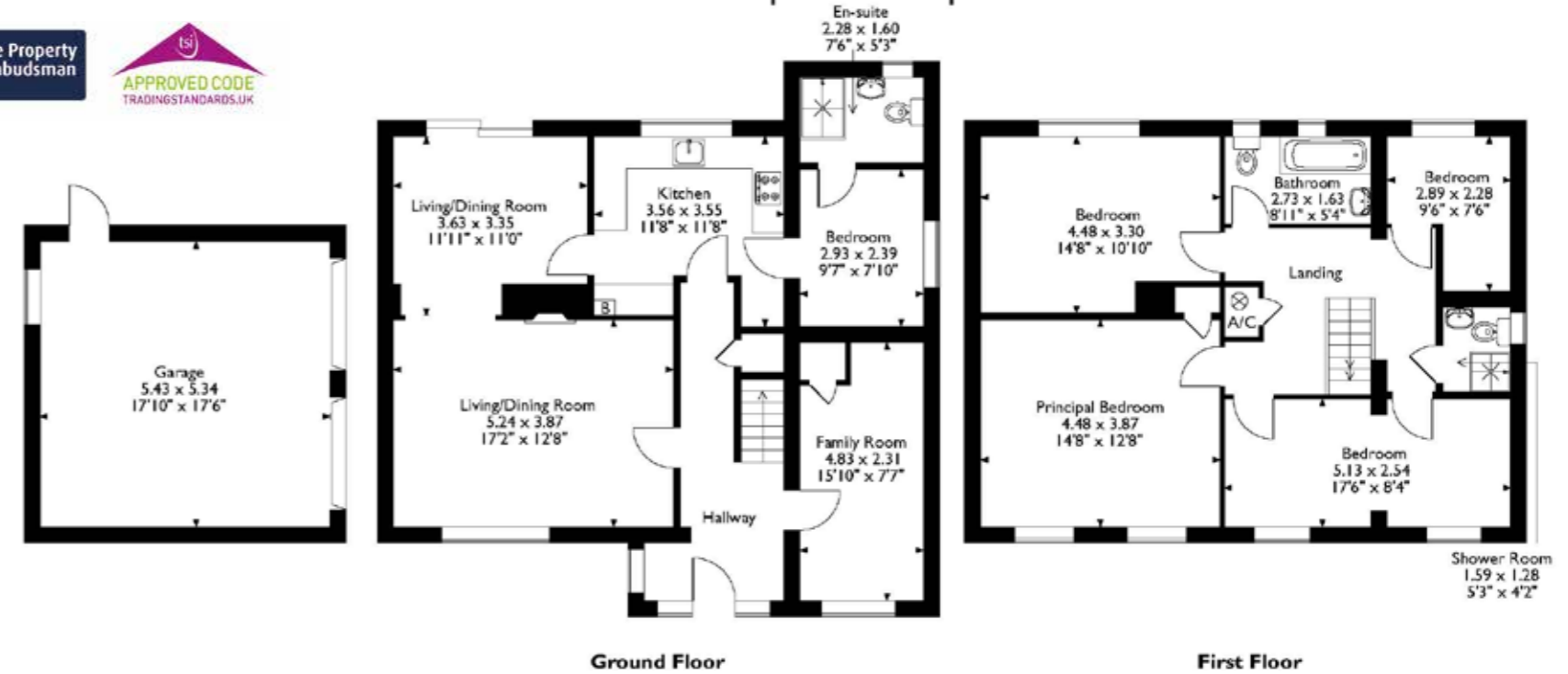
The rear garden has a small patio, ideal for al fresco dining or summer barbecues with the rest laid to lawn. A large silver birch and a walnut tree give dappled shade and texture, while several conifers screen the garden, giving a wonderful air of privacy. A flowerbed has been dug and laid out ready for planting along the fence and there is a well established laurel hedge to the right. Functional and practical, there is more than enough room for children's play equipment and a small shed provides useful storage. It is possible to walk into Sudbury via the river in around twenty minutes and the pretty water meadows are easily accessible on foot. The annual village firework display is clearly visible from the rear garden and open green spaces and pleasant walks are all around. With off street parking, a delightful village location, spacious accommodation and a large easy to maintain garden, this handsome family home has had a great deal of care and attention invested in it and is now ready for the next stage in its journey.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Main House = 154 Sq M/1658 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 183 Sq M/1970 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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