

Description

Approximate Room Sizes

THE PROPERTY This home offers a well-designed layout perfect for modern living. Upon entering, the entrance hall provides access to the main areas, including a tastefully modernised kitchen/dining room and a cozy sitting room. The kitchen stands out with its contemporary floor and base level units, roll edge work surfaces, and an inset stainless steel sink. It's equipped with tiled splashbacks, a fitted breakfast bar, larder cupboard, and necessary appliances such as an integrated fridge freezer, oven, and hob with an extractor. There's also space and plumbing for a washing machine. The kitchen is brightened by a double-glazed window facing the front.

The living room, designed for relaxation, features double glazed sliding doors that open to the rear garden, adding natural light and easy outdoor access. Its comforts include a radiator and a stylish panelled wall.

Upstairs, there are three bedrooms. Bedroom one offers a peaceful retreat with a double glazed window overlooking the front and a radiator for warmth. Bedrooms two and three, both with radiators, overlook the rear garden

through their double-glazed windows, ensuring a tranquil view and ample light.

The bathroom is well-appointed with a three-piece suite, including a panel enclosed bath with an electric shower, a low-level WC, and a pedestal hand wash basin. It also features a heated towel rail and an obscure double-glazed window to the front.

Outside, the rear garden is a low-maintenance delight, predominantly laid to artificial turf with a spacious patio area. It's fully enclosed and includes a rear access gate. Additionally, there's a garage with an up-and-over door and a window facing the rear, offering additional storage or parking space.

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 Bakers Court. 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.

KITCHEN/DINER 10' 10" x 10' 10" (3.3m x 3.3m)

LIVING ROOM 17' 1" x 11' 6" (5.21m x 3.51m)

BEDROOM ONE 10' 10" x 10' 10" (3.3m x 3.3m)

BEDROOM TWO 11' 6" x 10' 10" (3.51m x 3.3m)

BEDROOM THREE 8' 6" x 7' 3" (2.59m x 2.21m)

FAMILY BATHROOM 5' 10" x 5' 6" (1.8m x 1.7m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Heating

Post Code – CO10 0HL

Viewings by appointment

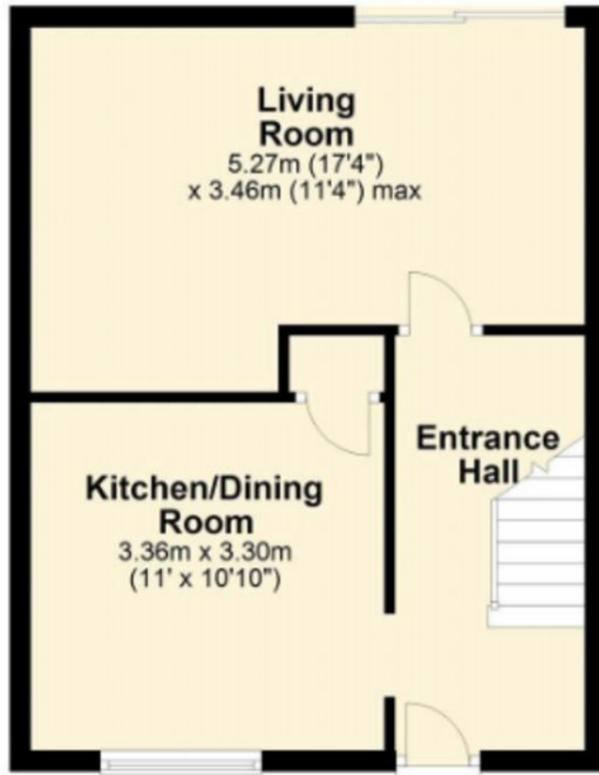
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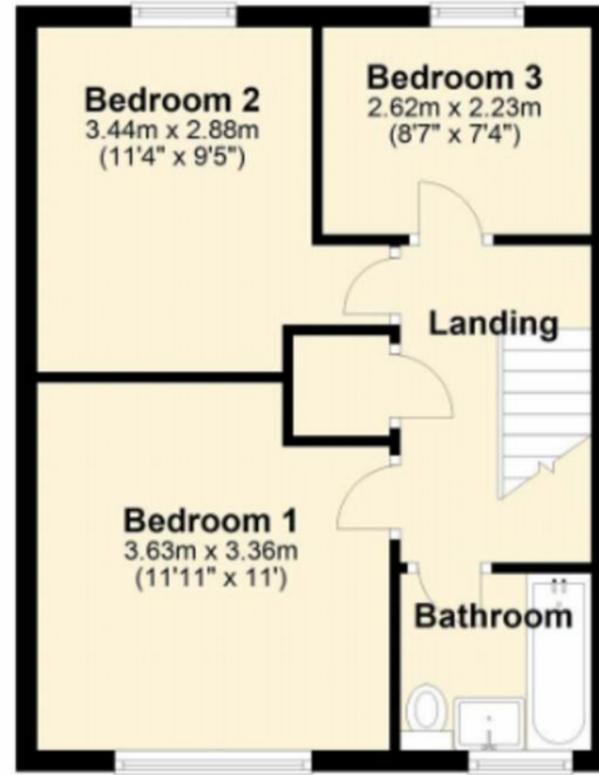
Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)



Total area: approx. 72.4 sq. metres (778.9 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Glenside | Great Cornard | CO10 0HL

Beautifully presented home with three bedrooms, a kitchen/dining room, sitting room, and first-floor bathroom. Includes a garage, parking, and front & rear gardens. Near schools, leisure centre, shops, and pubs. Short walk to Sudbury town centre and train station.

Offers In Excess Of £250,000

- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- First Floor Bathroom
- Garage & Parking
- Front & Rear Gardens
- Beautifully Presented