

Description

Approximate Room Sizes

THE PROPERTY Welcome to this exquisite, new build bungalow, one of two splendid link-detached homes. These stunning properties offer modern living in a tranquil setting, complete with a 10-year build warranty for your peace of mind.

As you step inside, you are greeted by a spacious entrance hall that sets the tone for this beautifully designed home. From here, you'll find doors leading to every corner of this meticulously planned accommodation.

The bungalow features a thoughtfully laid out floor plan that maximizes convenience and comfort. To the front of the property, you'll discover two generously sized bedrooms, each graced with double glazed windows that allow natural light to flood in, offering a serene and calming ambiance.

The bathroom is a haven of relaxation, featuring a panelled bath with taps and a shower overhead, a close-coupled w/c, and a stylish wash hand basin with taps.

The heart of this home is the open-plan kitchen/living/dining room, an exceptionally spacious area that brings people together. The kitchen is a chef's dream, boasting matching wall and base level units with elegant work surfaces. Integrated appliances include a fridge/freezer, electric oven with

hob and extractor fan, washing machine, and slimline dishwasher. You'll also find an inset sink with a sleek tap and a double glazed window that overlooks the picturesque rear garden.

The dining and living area is an extension of the kitchen, creating an inviting space for family gatherings and entertaining. Double glazed patio doors and additional window flood the room with natural light while providing scenic views of the charming rear garden.

Practicality meets style with a convenient carport to the side of the property, offering shelter for your vehicles and an additional layer of security.

The rear garden, enclosed by wood panel fencing, is a private sanctuary for outdoor relaxation and recreational activities. Whether it's enjoying a morning coffee or hosting a BBQ with friends and family, this space is yours to design and enjoy.

A modern electric heating system has been installed, ensuring that you stay cozy and warm throughout the year. In addition to the heating, you'll benefit from a contemporary and efficient electric immersion tank for your hot water needs. This home is equipped with PV panels, which are also able to assist with heating water during the summer months. Not only will this save you money, but it's also an environmentally friendly choice. The property will also be equipped with EV charging

points for electric vehicles.

You won't have to worry about the added expense and hassle of flooring installation as all flooring will be included within the purchase price.

This exceptional new build bungalow is an opportunity not to be missed. Secure your place in this exclusive development and be the first to enjoy all the modern comforts and conveniences it has to offer. Contact us today to arrange a viewing and make this your forever home.

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

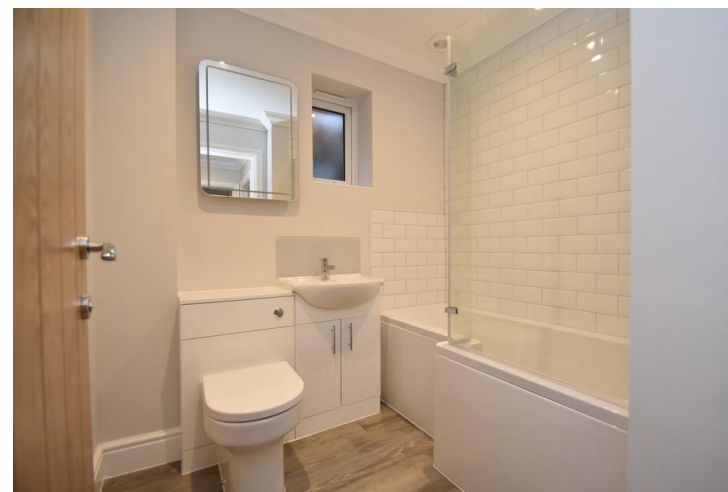
Council Tax Band – TBC

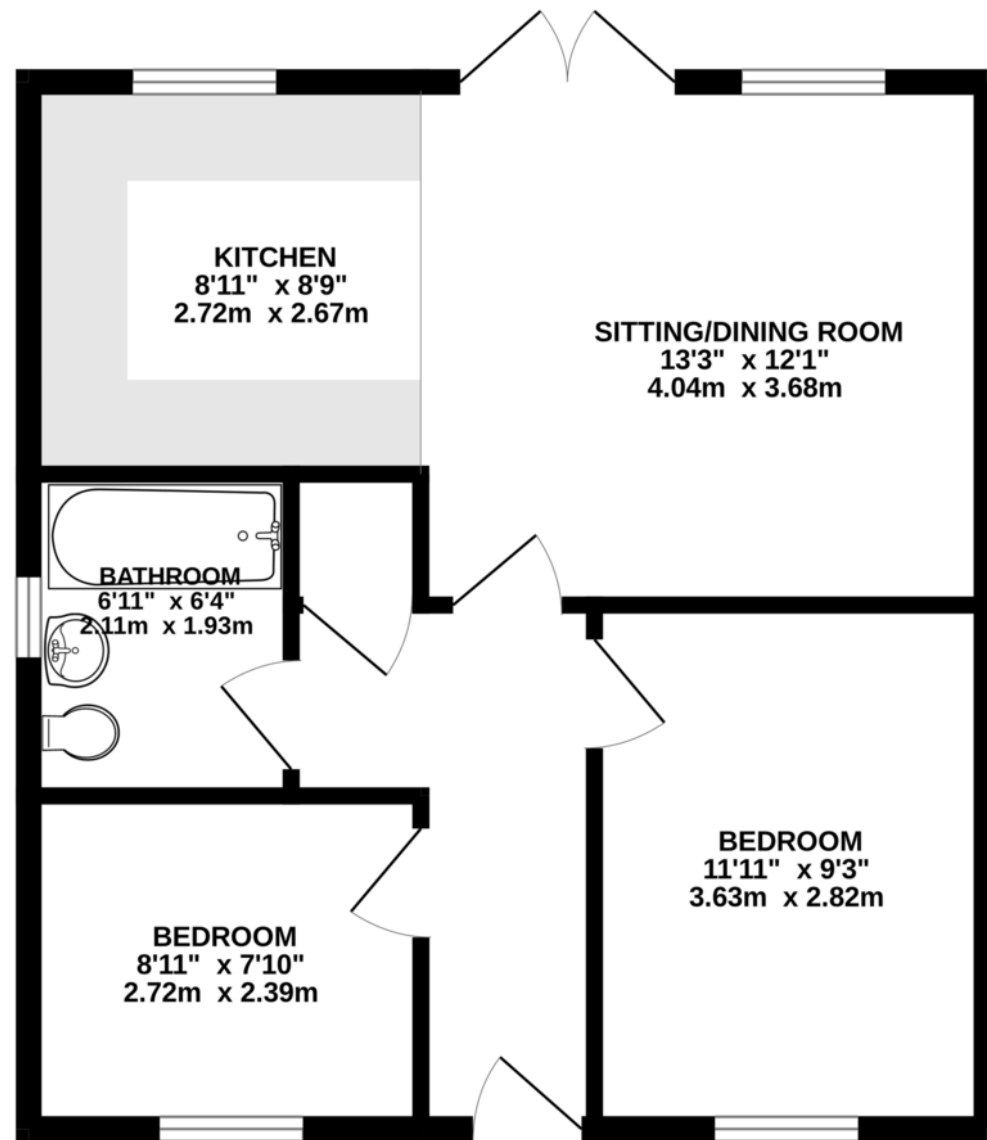
Tenure – Freehold

Services – Mains Water, Mains Electric, Mains Drainage, Electric Heating, PV Panels, EV Chargers

Post Code – CO10 0JJ

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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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

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



Rugby Road | Great Cornard | CO10 0JJ

Newly constructed link-detached bungalow with two bedrooms, featuring a carport, ample off-road parking, a secluded rear garden, an open-plan kitchen/living/dining area, and a modern bathroom. Conveniently located within walking distance of village amenities and just a short stroll to Sudbury town center and the train station.

Offers In Excess Of £300,000

- Link Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Bathroom
- Carport
- Ample Off Road Parking
- Private Rear Garden