



**29 Windmill Close,
Great Cornard, Suffolk**

**DAVID
BURR**

29 WINDMILL CLOSE, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0FL

Great Cornard is a well-served village with extensive facilities including junior and senior schools, doctors surgery, dentist, range of shops (baker/hairdresser/sub-post office), St. Andrews Church, 4 public houses and a regular bus service. The market town of Sudbury is approximately 1 mile distant with many further amenities and a branch line station with connections to London Liverpool Street. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A three storey five-bedroom detached house situated on a quiet cul-de-sac within just a short distance of town amenities and countryside walks. The property contains accommodation which includes a sitting room, dining room, kitchen/breakfast room, study/snug, utility and cloakroom at ground floor. On the first and second floors are a total of five bedrooms served by three bath/shower rooms (one en-suite). In front of the property is a private driveway which leads onto a double garage and there is the further benefit of a well-maintained enclosed rear garden.

A five-bedroom detached house with double garage, parking and garden.

Front door leading to:-

ENTRANCE HALL: A welcoming area with staircase rising to first floor with useful storage cupboard below, laminate wood effect flooring and doors leading to:-

SITTING ROOM: 22'0" x 9'11" (6.70m x 3.03m) A well-proportioned room with an electric fireplace with composite surround, plenty of space for seating and a triple aspect outlook with uPVC floor-to-ceiling glass panel doors opening onto terracing providing views of the rear garden and rolling countryside beyond.

DINING ROOM: 10'4" x 9'11" (3.16m x 3.03m) With plenty of space for a table and chairs and a window overlooking the front garden.

KITCHEN/BREAKFAST ROOM: 15'3" x 10'1" (4.65m x 3.07m) Finished to a high standard with contemporary base and wall level units with polished Quartz worksurfaces incorporating a stainless-steel one-and-a-half sink with mixer tap above and drainer to side and a four-ring stainless-steel gas hob with extractor fan above and a tiled splashback. Integrated appliances include a refrigerator and freezer, Electrolux dishwasher, Electrolux double electric combination oven and plenty of storage throughout. Polished Quartz breakfast table, window overlooking the garden and archway leading to:-

UTILITY: 5'11" x 5'1" (1.81m x 1.55m) Containing an integrated washing machine and further range of base and wall level units with polished Quartz worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side, tiled splashback and also with a door leading onto a side passageway.

STUDY: 10'5" x 10'3" (3.18m x 3.12m) An ideal area to work from home or which could equally be utilised as a further reception room if required.

CLOAKROOM: Containing a W.C. and wash hand basin.

First Floor

LANDING: With staircase rising to second floor and doors leading to:-

BEDROOM 1: 11'6" x 10'4" (3.51m x 3.14m) A double bedroom with twin uPVC casement windows with bespoke fitted slatted shutters and two sets of double wardrobes with inset shelving and hanging rails. Door leading to:-

EN-SUITE: Recently refurbished to a high standard with a subway tiled shower cubicle with waterfall style showerhead and additional attachment below. WC and a vanity suite with storage.

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BEDROOM 2: 13'8" x 10'3" (max) (4.17m x 3.13m) A further double bedroom with a window overlooking the rear garden and towards open countryside beyond and a double wardrobe and further storage cupboard.

BEDROOM 3: 11'7" x 8'7" (3.54m x 2.62m) A double bedroom overlooking the rear garden and with double and single wardrobes.

BATHROOM: With tiled flooring and walls and containing a panelled bath with mixer tap and shower attachment over. WC, pedestal wash hand basin and a chrome heated towel rail.

Second Floor

LANDING: With a useful airing cupboard off and doors leading to:-

BEDROOM 4: 16'7" x 10'2" (5.05m x 3.11m) A dual aspect double bedroom with skylight and window with slatted shutters.

BEDROOM 5: 16'7" x 8'8" (5.06m x 2.64m) A further dual aspect bedroom with a double wardrobe, eaves storage cupboard, skylight and access to loft storage space.

SHOWER ROOM: Containing a corner shower with tiled surround and glass screen door, WC and a pedestal wash hand basin.

Outside

At the front of the property is an area of lawn enclosed by a picket fence with a flowerbed and stone pathway leading up to the front door. There is an electric car charging point connected to the property and a private brick paved driveway provides **OFF-ROAD PARKING** for two vehicles and in turn leads onto a:-

DOUBLE GARAGE: 17'11" x 17'1" (5.45m x 5.21m) With twin up-and-over doors, power and light connected and a personal door to side.

To the rear is a private enclosed garden with a stone paved terrace with fitted lighting and plenty of space for dining alfresco. An expanse of lawn is bordered

by raised beds enclosed by oak sleepers and a further decked terrace provides an additional area of seating.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** – E

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload
Phone signal: Yes – EE, Three, O2, Vodafone.

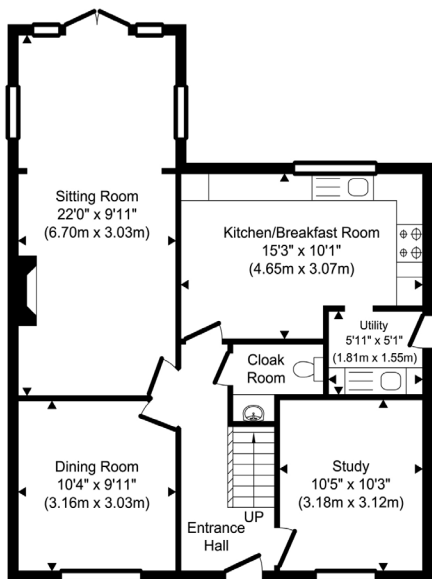
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WHAT3WORDS: explores.storming.rockets

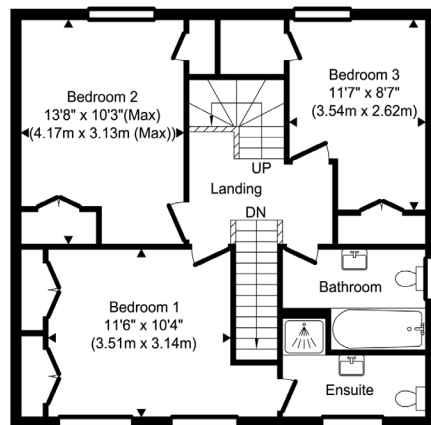
VIEWING: Strictly by prior appointment only through DAVID BURR.

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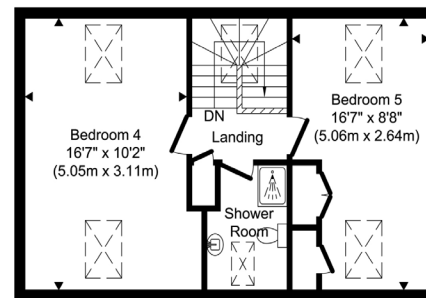
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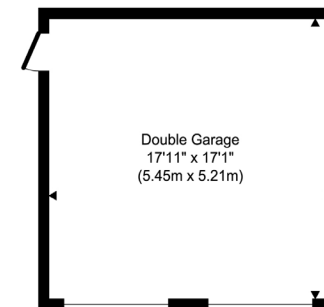
Ground Floor
Approximate Floor Area
702.45 sq. ft.
(65.26 sq. m)



First Floor
Approximate Floor Area
618.60 sq. ft.
(57.47 sq. m)



Second Floor
Approximate Floor Area
422.80 sq. ft.
(39.28 sq. m)



Outbuilding
Approximate Floor Area
305.58 sq. ft.
(28.39 sq. m)

TOTAL APPROX. FLOOR AREA 2049.44 SQ.FT. (190.40 SQ.M.)
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