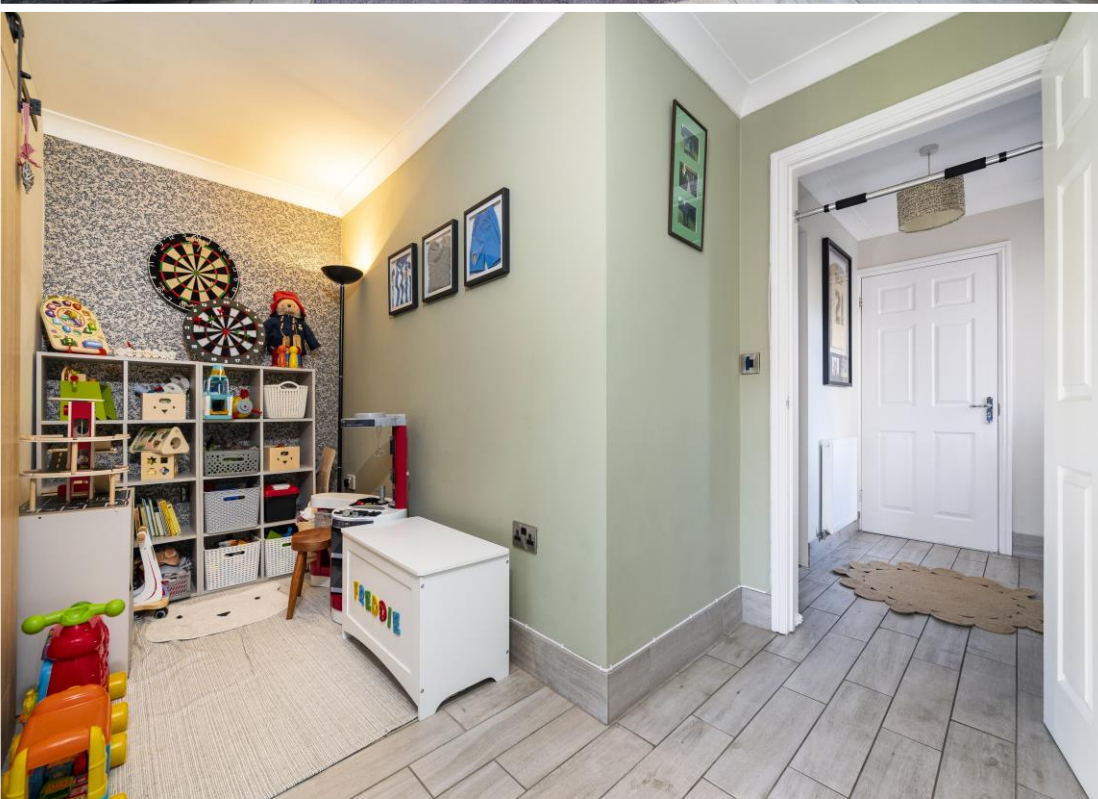




**2 Spicer Way,
Great Cornard, Suffolk**

**DAVID
BURR**



2 SPICER WAY, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0ZH

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 well-presented detached house situated within close proximity to town amenities and countryside walks. The property provides well-balanced accommodation over two levels which include an L-shape sitting/dining room, play area, study, kitchen and a ground floor cloakroom. Upstairs are four well-proportioned bedrooms (master with en-suite) and a family bathroom. There is the additional benefit of plenty of private off-road parking to the front and a low maintenance rear garden.

A four bedroom, two bathroom detached house well suited to family life.

Front door leading to:-

ENTRANCE HALL: With porcelain tiled wood effect flooring, staircase rising to first floor and with an opening leading to:-

KITCHEN: 13'2" x 8'2" (4.01m x 2.49m) With an attractive contemporary finish with a matching range of base and wall level grey gloss units with marble effect worksurfaces incorporating a four-ring Zanussi gas hob with tempered glass splashback and a ceramic sink with mixer tap over. Integrated appliances include a Zanussi electric combination oven and a Zanussi dishwasher and with space and plumbing for a washing machine and space for tumble dryer. Further space for a free-standing refrigerator/freezer. Door leading onto side passageway.

CLOAKROOM: Containing a WC and a pedestal wash hand basin.

Inner Hall: With a useful understairs storage cupboard off, continuation of wood effect porcelain tiled flooring and an opening leading to:-

PLAY AREA: 8'7" x 4'11" (2.61m x 1.50m) A versatile space with a sliding barn style door leading to:-

STUDY: 8'11" x 7'1" (2.71m x 2.16m) An ideal space to work from home with floor-to-ceiling glass panel uPVC door with floor-to-ceiling windows to each side. The study is separated from the play area by a stud wall and therefore has the potential to be opened up if desired.

SITTING/DINING ROOM: 18'4" x 17'9" (max L-shape) (5.59m x 5.42m) With ample space for a large dining table and chairs adjacent to uPVC double-glazed double doors opening onto the garden. Plenty of space for seating and with a bay style window providing plenty of natural light.

First Floor

LANDING: With access to loft storage space, useful linen cupboard off and with doors leading to:-

BEDROOM 1: 12'10" x 10'0" (3.91m x 3.06m) A comfortable double bedroom with two fitted wardrobes and a door leading to:-

EN-SUITE: Containing a tiled shower cubicle with glass folding door, WC and a pedestal wash hand basin.

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BEDROOM 2: 10'6" x 9'8" (3.20m x 2.94m) A further double bedroom with a fitted double wardrobe and an open outlook to the front.

BEDROOM 3: 9'7" x 9'7" (2.93m x 2.91m) A double bedroom with ample fitted wardrobe space with inset shelving and hanging rail and an outlook across the rear garden.

BEDROOM 4: 10'1" x 8'8" (3.08m x 2.63m) A further double bedroom with an outlook to the rear and a fitted storage cupboard.

FAMILY BATHROOM: Containing a panelled bath with a mixer tap and shower over, WC, vanity suite with storage below and a chrome heated towel rail.

Outside

In front of the property is a brick paved driveway providing **OFF-ROAD PARKING** with the further benefit of an electric vehicle charging point. A covered passageway leads down the side of the property and provides a useful area of storage. The property's rear garden contains a stone paved terrace adjacent to the property itself and an expanse of lawn bordered by fencing and with a raised bed enclosed by oak sleepers.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Electric underfloor heating throughout much of the ground floor. **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: D

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.

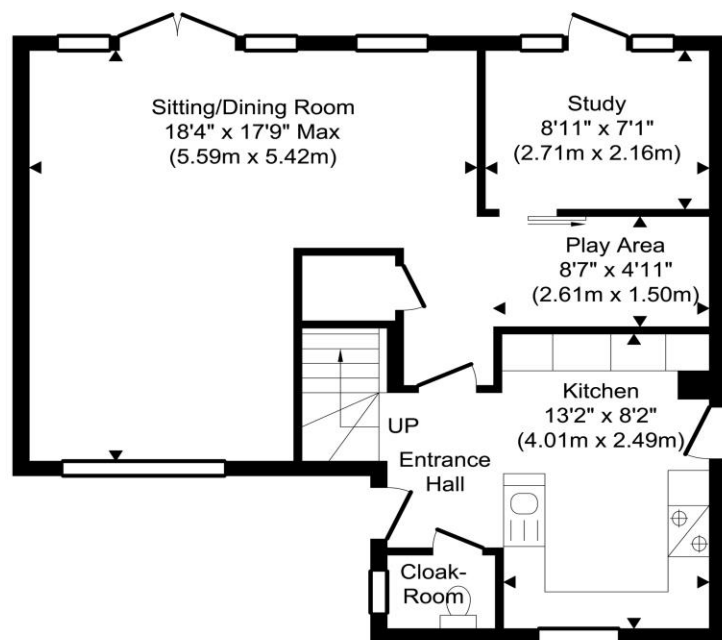
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WHAT3WORDS: between.condensed.ranking

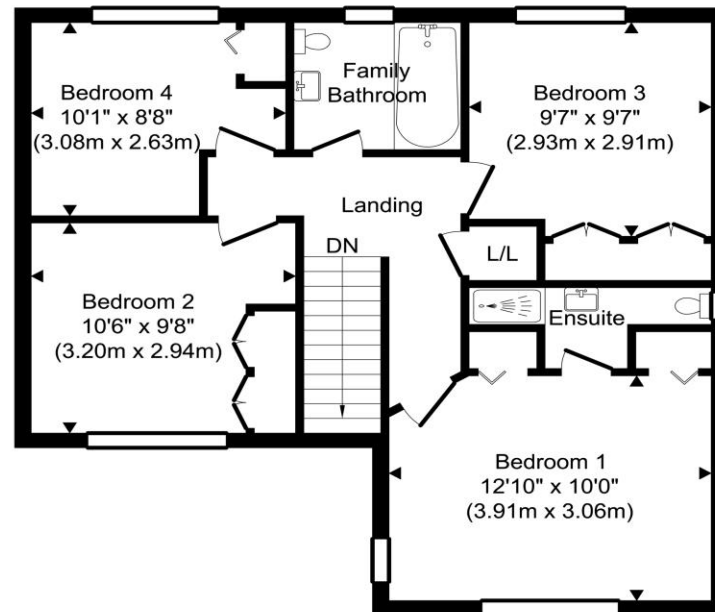
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
590.83sq. ft.
(54.89 sq. m)



First Floor
Approximate Floor Area
590.83 sq. ft.
(54.89 sq. m)

TOTAL APPROX. FLOOR AREA 1181.66 SQ.FT. (109.78 SQ.M.)

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