

## Description

### Approximate Room Sizes

**THE PROPERTY** This charming property boasts a convenient storm porch at the entrance, providing shelter as you step through the front door into the welcoming hallway. The hallway offers access to both the sitting room and dining room, with stairs leading up to the first floor landing. The sitting room exudes elegance with its two front-facing windows and cast iron fireplace, while the dining room features a rear aspect window, another fireplace, and convenient access to the kitchen and under stair cupboard.

The well-appointed kitchen is equipped with matching wall and base units, complemented by work surfaces and ample space for appliances, with a window and door to the side aspect.

Ascending to the first floor, you'll find a landing leading to the bedrooms, bathroom, and a versatile loft room accessible via a pull-down ladder. This loft space can serve as an office, occasional bedroom, or practical storage area, complete with storage cupboards and Velux windows.

The primary bedroom boasts a rear aspect window with garden views and a charming cast iron fireplace. The second bedroom features two front aspect windows, while the third bedroom also enjoys a front aspect outlook. The bathroom offers a side aspect window, a paneled bath, close-coupled w/c, wash hand basin, heated towel rail radiator, and a storage cupboard.

Outside, the front garden is enclosed by a low-level brick wall with a side gate providing access to the rear. The predominantly lawned rear garden is adorned with mature shrub borders, along with a brick-built storage shed and a gate leading to the rear parking area, offering added convenience.

**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.

**AGENTS NOTE** The property had an insurance claim in 2011 due to a blocked soak away causing minor foundation movement and cracking. The insurers repaired the issue without requiring underpinning, and a certificate of structural adequacy was issued. No issues have been reported since.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Central Heating, Mains Drainage, Water, Electric

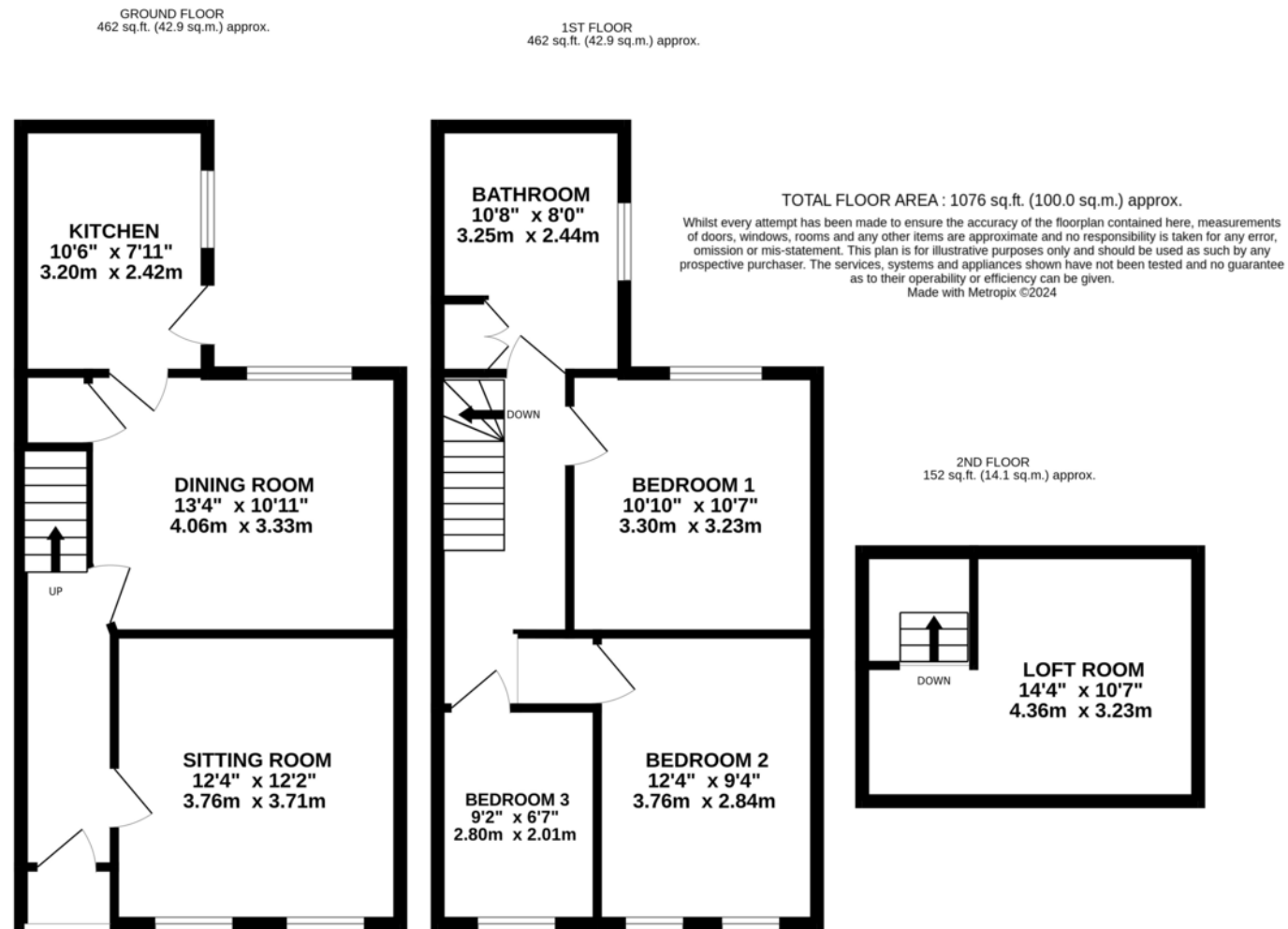
Post Code – CO10 0JD

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 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

### Head Lane | Great Cornard | CO10 0JD

A stunning three bedroom semi-detached Victorian property located in a highly sought after area within Great Cornard. Boasting two generous reception rooms, kitchen, first floor bathroom, useful loft room, and off road parking to the rear. Within walking distance to schools, co-ops, leisure facilities, doctors surgery's and public transport links.

£300,000

- Three Bedrooms
- Loft Room
- Sitting Room
- Dining Room
- Kitchen
- First Floor Bathroom
- Off Road Parking