

## Summary

GUIDE PRICE £220,000 to £230,000. A recently modernised two bedroom home boasting an open plan kitchen/dining/living room and first floor bathroom. Private rear garden with rear access to the garage & parking. Highly sought after location within walking distance to schools, doctors surgery, co-ops and health centre.

## Description

### Approximate Room Sizes

**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.

**KITCHEN** 10' 2" x 8' 8" (3.1m x 2.64m)

**SITTING ROOM** 11' 9" x 13' 8" (3.58m x 4.17m)

**BEDROOM ONE** 9' 8" x 9' 6" (2.95m x 2.9m)

**BEDROOM TWO** 11' 9" x 6' 6" (3.58m x 1.98m)

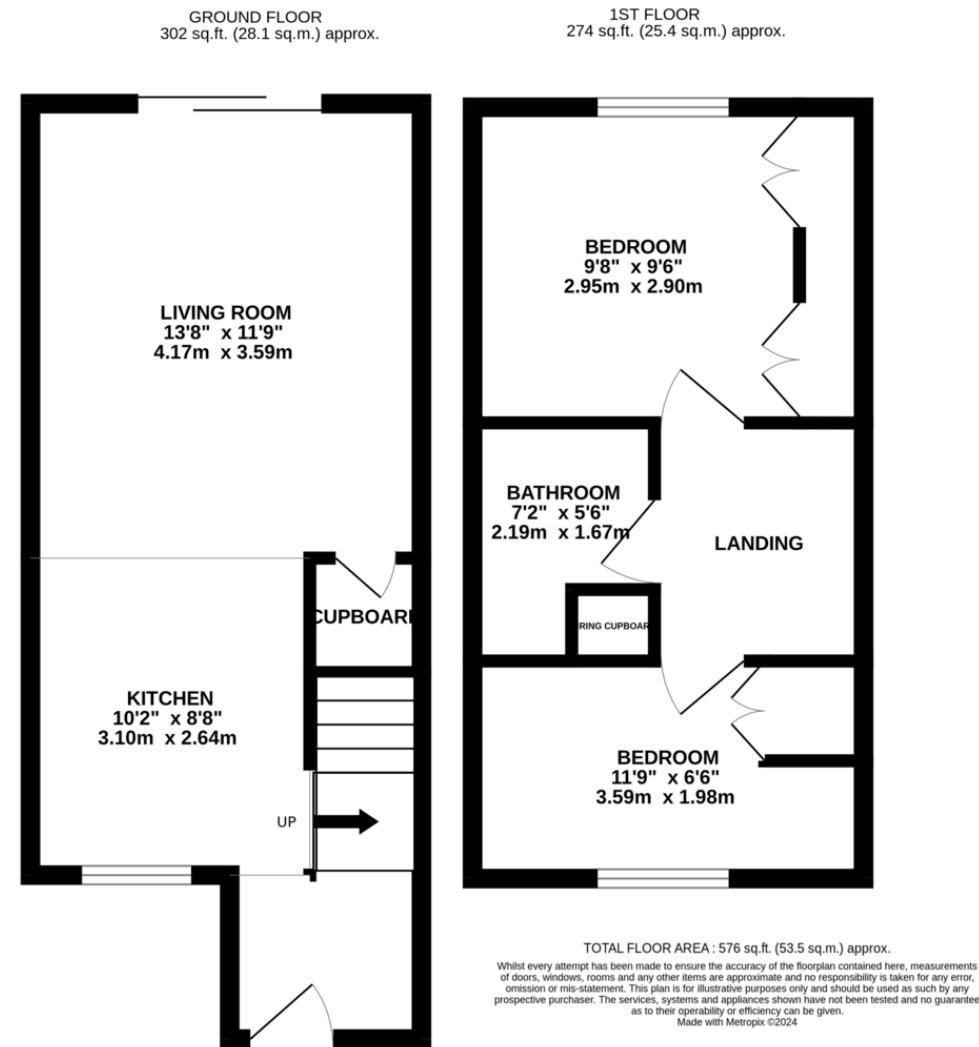
**BATHROOM** 7' 2" x 5' 6" (2.18m x 1.68m)

## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – A  
Tenure – Freehold  
Services – Mains Gas, Water & Electricity  
Post Code – CO10 0YJ

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





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.  
EPC to follow

**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

Kingsbury Walk | Great Comard | CO10 0YJ

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Guide Price £220,000

- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- First Floor Bathroom
- Private Garden
- Garage En Bloc
- Sought After Location