

## Description

### Approximate Room Sizes

**THE PROPERTY** This property comprises an entrance porch, leading into the inner hallway, with doors opening to the sitting room, kitchen, shower room, and bedrooms. The sitting room features a fireplace and a window overlooking the front garden. The kitchen includes matching wall and base units, work surfaces, an inset sink with taps, space and plumbing for kitchen appliances, and a wall-mounted gas boiler. The shower room has a side aspect window, a shower unit, a close-coupled w/c, and a washbasin. Both bedrooms have rear aspect windows, with one bedroom offering built-in cupboards and the potential for use as a versatile dining room.

Externally, the property provides ample off-road parking to the side and a small lawned front garden. The rear garden is predominantly laid to lawn and enclosed

by a wood-panelled fence, with a timber garage remaining on the premises.

This property presents an exciting opportunity for expansion, with fantastic potential for extension both to the rear and in the loft space. Several neighbours have already taken advantage of this, setting a precedent for further development.

**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 – B

Tenure – Freehold

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

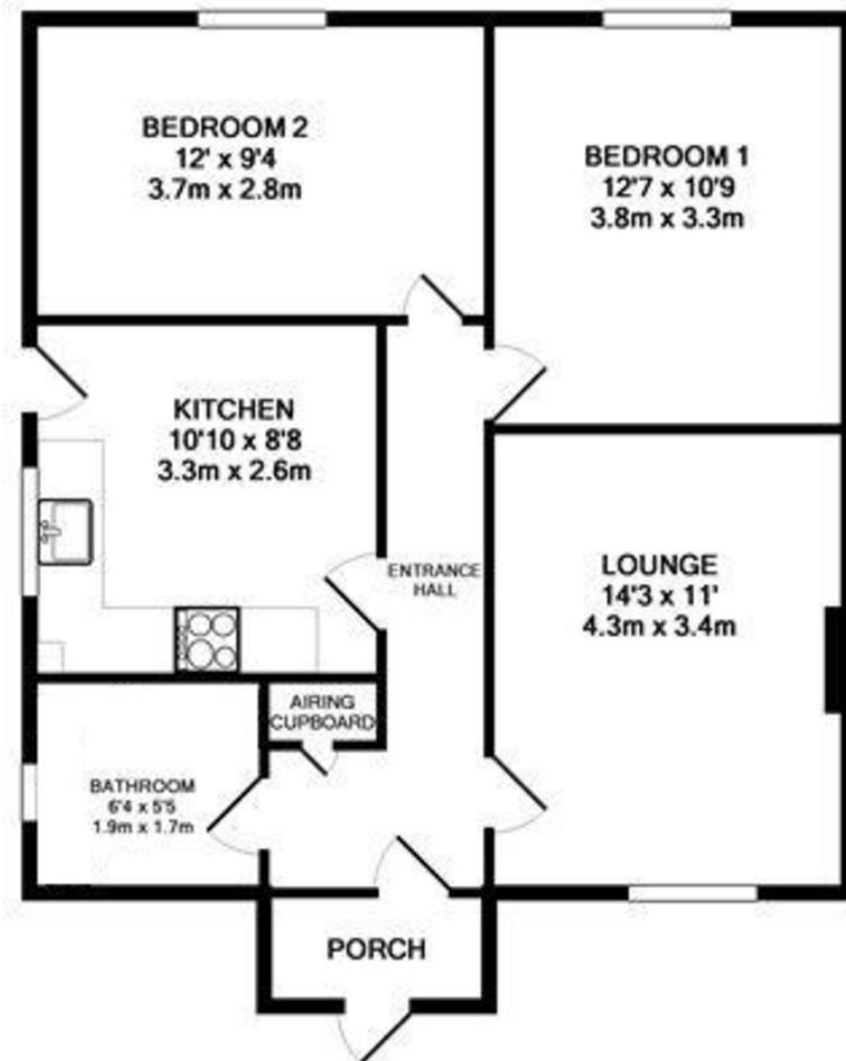
Post Code – CO10 0DH

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL APPROX. FLOOR AREA 64.8 SQ.M. (698 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Awaiting EPC

### 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

## Pot Kiln Road | Great Cornard | CO10 0DH

£290,000

A two bedroom, semi-detached home, located in a sought after area within Great Cornard. Boasting a sitting room, kitchen, shower room, ample off road parking and a good size rear garden. Walking distance to doctors surgery, bus stops, leisure centre & co-ops. NO ONWARD CHAIN.

- Two Bedrooms
- Sitting Room
- Kitchen
- Shower Room
- Ample Off Road Parking
- Private Rear Garden
- Close To Doctors Surgery & Bus Stop