



**The Mere, Bures Road,  
Little Cornard, Suffolk.**

**DAVID  
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# THE MERE, BURES ROAD, LITTLE CORNARD, SUFFOLK, CO10 0NN

Little Cornard is an attractive rural village about 3 miles from the market town of Sudbury with its commuter rail service to London's Liverpool Street. The major town of Colchester is about 11 miles distant and it offers a very comprehensive range of amenities.

The Mere is a charming three-bedroom detached cottage with a stunning garden and grounds abutting the protected Mere. The property was converted to a residence in 2014 and has also been upgraded by the current owners with a modern heating system and landscaped grounds. A lot of the character of this building has been retained in large inglenook fireplaces, exposed timbers and double-glazed sash windows.

## A delightful three-bedroom cottage with stunning grounds and off-road parking.

**ENTRANCE HALL:** A solid wooden entrance door with an opening leading to both the dining room and sitting room finished with an engineered oak floor that continues into both of these rooms.

**SITTING ROOM: 14'4" x 12'2"** (4.37m x 3.71m) Large double-glazed sash window overlooking the front garden with your attention immediately drawn to the Victorian style cast iron fireplace with stone hearth, detailed surround and attractive tiling. Large alcove cupboard and stairs leading to first floor.

**DINING ROOM: 12'1" x 11'6" (into bay)** (3.68m x 3.51m) A double aspect room to the front of the property with alcove cupboard, large bay window and exposed timbers.

**KITCHEN: 16'10" > 10'8" x 12'7"** (5.13m > 3.25m x 3.84m) The kitchen is fitted with a wide range of storage cupboards and finished with a thick oak worktop, attractive tile splashback with an integrated double oven hob with extractor above, one-and-a-half ceramic sink with mixer tap and integrated dishwasher. To the rear of this room is a large inglenook fireplace with inset log burning stove with brick hearth and oak bressumer beam with windows to both alcoves offering pretty views over the rear garden. An opening in the studwork leads you to a further **UTILITY SPACE** off the kitchen and has space for a fridge/freezer, washing machine and is finished with a thick oak worktop and matching units to the kitchen with further pantry style understairs storage.

**Inner Hall:** Open studwork leading to:-

**STUDY:** Exposed timbers and natural light gained from a large sash window from the inner hall.

**CLOAKROOM:** WC and wash hand basin with vanity unit, attractive tile splashback and space for shoes and coats.

### First Floor

**LANDING:** A split landing with exposed timbers, large cupboard containing the water tank and space for other furniture with doors leading to:-

**MASTER BEDROOM: 13'4" x 10'5"** (4.06m x 3.18m) A wonderfully light spacious room with windows to two aspects offering pretty views over the rear garden. Door leading to:-

**EN-SUITE:** A three-piece suite consisting of a WC, pedestal wash hand basin, large walk-in shower cubicle with overhead shower and attractive tile surround. Heated towel rail.

**BEDROOM 2: 12 x 11'6" > 10'0"** (3.66m x 3.51m > 3.05m) A generous second bedroom with large sash window overlooking the front garden and Mere beyond with a useful alcove for bedroom furniture.

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**BEDROOM 3: 10'5" x 8'6"** (3.18m x 2.59m) A splendid room with exposed timbers, red brick chimney breast with cast iron Victorian fireplace and window to the side aspect offering views over the Mere.

**FAMILY BATHROOM:** With three-piece suite consisting of a pedestal wash hand basin, WC, heated towel rail and extra deep bath with attractive tile surround matching the sink splashback.

## Outside

A shingle drive provides access to **OFF-ROAD PARKING** with the front garden being predominantly laid to lawn with a shrub and hedge boundary and space for potted plants. The shingle footpath leads to the front door and to a picket fence and gate providing access to the rear garden.

To the immediate rear of the property is a paved seating area which is a great space for entertaining and to enjoy pretty views over the rear garden. Beyond this you will find a central lawned area which weaves its way to the back of the garden with well-stocked borders full of colour. To the rear of the garden you will find a large storage shed with double doors with a rear fencing and gate leading to a wild forest area abutting the Mere.

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

## AGENT'S NOTE

A right-of-way exists over the driveway for the benefit of the neighbouring property.

**EPC RATING:** Band D – 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.

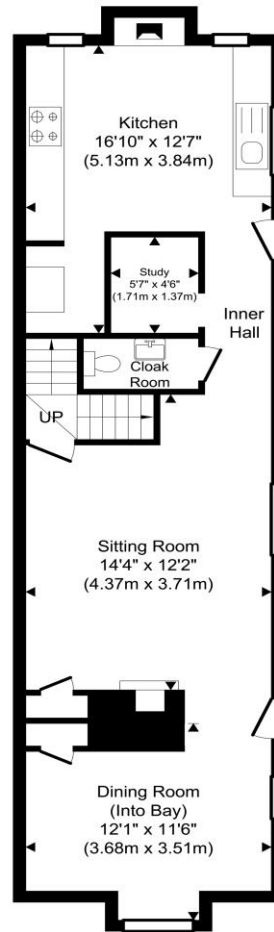
**TENURE:** Freehold

**WHAT3WORDS:** strain.passively.regulator

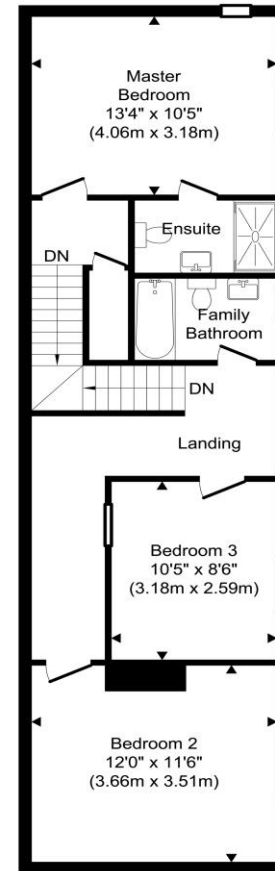
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
636.79 sq. ft.  
(59.16 sq. m)



First Floor  
Approximate Floor Area  
623.66 sq. ft.  
(57.94 sq. m)

TOTAL APPROX. FLOOR AREA 1260.45 SQ.FT. (117.10 SQ.M.)  
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