



**4 Stour Gardens,
Great Cornard, Sudbury, Suffolk**

**DAVID
BURR**

4 STOUR GARDENS, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0JN

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 appointed three-bedroom semi-detached house in a quiet cul-de-sac position with off-road parking and a garage. **NO ONWARD CHAIN.**

A three-bedroom semi-detached house with off-road parking.

Obscure glass panel front door leading to:-

ENTRANCE VESTIBULE: Glass panel door leading to:-

ENTRANCE HALL: Open staircase leading to first floor, space for shoes and coats and doors leading to:-

SITTING ROOM: A wonderfully light room with large window overlooking the front garden and green space beyond with your attention immediately drawn to the electric coal effect fireplace with Georgian style moulded surround and stone hearth with useful alcoves for furniture.

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of traditional units with a thick stone effect worktop and attractive tile splashback with integrated one-and-a-half corner sink with drainer unit and mixer tap, double oven and ceramic hob with extractor above with space for washing machine and fridge/freezer. Beyond this is a large dining area with glass sliding doors leading to a rear garden terrace with pretty views over the garden beyond.

First Floor

LANDING: A side window brings natural light to this room with built-in airing cupboard with shelving and doors leading to:-

BEDROOM 1: A wonderfully light master bedroom with large window overlooking the rear southerly facing garden with ample space for bedroom furniture.

BEDROOM 2: A generous second bedroom with views over the front garden and green beyond with built-in wardrobe as well as space for other bedroom furniture.

BEDROOM 3: A particularly spacious room with large window overlooking the front garden.

BATHROOM: A three-piece suite consisting of a large panel bath with overhead shower and shower screen, pedestal wash hand basin and close coupled WC.

Outside

OFF-ROAD PARKING and **GARAGING** can be found opposite the property with footpath leading to the front gate. The front garden has been landscaped for low maintenance with a range of mature shrubs and hedging as well as a lawned area with footpath leading to the front door and side access gate to the rear. To the immediate rear of the property is a raised terrace seating area which is a great space for entertaining with the rest of the garden being predominantly laid to lawn with borders to either side offering seasonal colour with central pond and vegetable garden area and shed to the rear.

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SERVICES: Main water and drainage. Main electricity connected. Gas heating to radiators. **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: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: grab.probe.snowboard

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.



