



**1 Sparrow Road,  
Great Cornard, Suffolk**

**DAVID  
BURR**



# 1 SPARROW ROAD, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0HF

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 three-bedroom town house situated within short walking distance of both town amenities and countryside walks. The property contains accommodation over two levels which includes a particularly light sitting room/dining room, kitchen/breakfast room and bathroom on the ground floor, with three well-proportioned bedrooms. The property benefits from both front and rear garden as well as a private driveway providing off-street parking for two vehicles which leads onto a garage. **OFFERED WITH NO ONWARD CHAIN.**

## **A three-bedroom house situated within convenient walking distance of town amenities with private garden and garage.**

Front door leading to:-

**ENTRANCE HALL:** With space for coats and shoes, laminate wood flooring and uPVC double doors opening into the inner hall. Further door opening onto the garden.

**Inner Hall:** With staircase rising to first floor, storage cupboard off and doors leading to:-

**SITTING/DINING ROOM:** A particularly bright room with a large double-glazed window overlooking the front garden and a feature fireplace with oak mantel. Understairs storage cupboard off.

**KITCHEN/BREAKFAST ROOM:** Containing a matching range of base and wall level shaker style units with worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four-ring Hotpoint electric hob with Whirlpool extractor fan over. Integrated Bosch combination oven, space and plumbing for a washing machine and space for a free-standing refrigerator/freezer. Further room for a breakfast table and chairs and with an outlook over the rear garden.

**BATHROOM:** Containing a panelled bath with tiled surround and shower over, WC, pedestal wash hand basin and a heated towel rail.

### **First Floor**

**LANDING:** With access to loft storage space, airing cupboard off and doors leading to:-

**BEDROOM 1:** A double bedroom with an outlook over the rear garden.

**BEDROOM 2:** A further double bedroom with an open outlook to the front.

**BEDROOM 3:** A generous single bedroom overlooking the garden.

### **Outside**

The property is approached via a paved pathway which leads through the front garden with an open area of lawn with herbaceous borders.

To the rear of the property is a private enclosed garden with a stone paved terrace adjacent to the property itself, external lighting, power points and

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water tap. An area of lawn extends back which contains an apple tree as well as flower beds with a further apple tree. To the rear of the plot is an area of hardstanding which contains a timber storage shed and a pedestrian access onto the private, brick-paviour driveway providing **OFF-ROAD PARKING**. This leads onto a:-

**GARAGE:** With up-and-over door, power and light connected and personnel door to side.

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

**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:** B

**TENURE:** Freehold

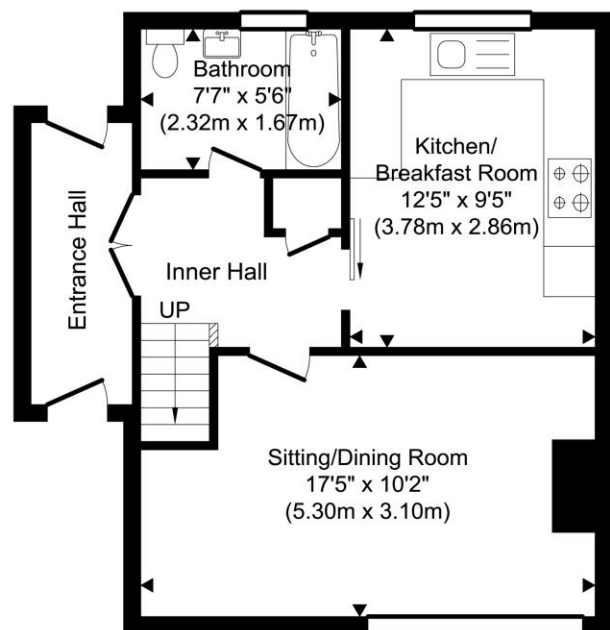
**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** arrived.stammer.sleep

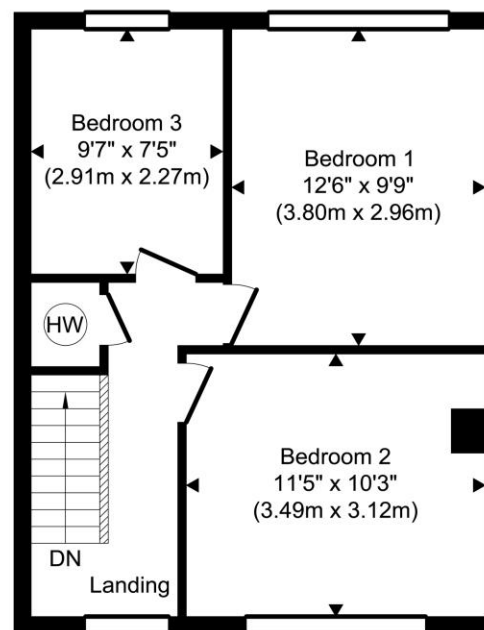
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

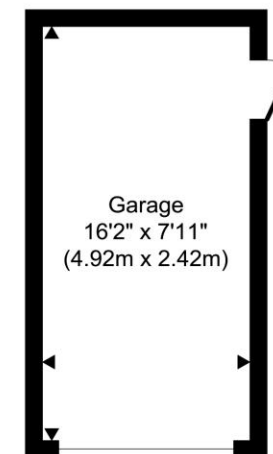
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Ground Floor  
Approximate Floor Area  
444.33 sq. ft.  
(41.28 sq. m)



First Floor  
Approximate Floor Area  
398.15 sq. ft.  
(36.99 sq. m)



Outbuilding  
Approximate Floor Area  
128.09 sq. ft.  
(11.90 sq. m)

**TOTAL APPROX. FLOOR AREA 970.58 SQ.FT. (90.17 SQ.M.)**

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