



**63 Grantham Avenue
Great Cornard, Suffolk**

**DAVID
BURR**



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 spacious four-bedroom detached house on a popular development. Each of the bedrooms are of a generous size with en-suite to master as well as a refitted four-piece bathroom suite and contemporary sociable kitchen/breakfast/dining room.

A generous four-bedroom detached house with garden and parking.

ENTRANCE HALL: An inviting space with staircase leading to first floor and doors leading to:-

KITCHEN/BREAKFAST/DINING ROOM: A wonderfully sociable room sitting from front to back with a wonderful contemporary fitted kitchen offering plenty of storage with further island storage and breakfast bar with stone worktop and matching return. Integrated appliances include a five-ring hob with extractor above, NEFF eye-level oven, microwave oven and heating tray, full-height fridge and full-height freezer, dishwasher and washing machine with further dining seating area beyond with views over the rear garden. Opening to:-

SITTING ROOM: A double aspect room sitting from front to back with views over the rear garden with contemporary electric fireplace.

GARDEN ROOM: Accessed via double wood doors from the kitchen/breakfast/dining room, this is a wonderfully light room offering panoramic views over the rear garden with French doors leading to rear garden terrace.

CLOAKROOM: A two-piece suite consisting of a close coupled WC and wash hand basin with mixer tap and tile splashback.

First Floor

LANDING: Large airing cupboard and doors leading to:-

MASTER BEDROOM: This room is fitted with two double built-in wardrobes with ample space for other bedroom furniture and door leading to:-

EN-SUITE: A more recently refitted suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, heated towel rail with large walk-in shower with attractive tile surround.

BEDROOM 2: A generous second bedroom with triple built-in wardrobe and pretty views over the rear garden.

BEDROOM 3: A spacious third double bedroom with double built-in wardrobe and space for other bedroom furniture.

BEDROOM 4: This room is currently utilised as a nursery/study with built-in wardrobe and useful alcove shelving with pretty views over the rear garden.

FAMILY BATHROOM: A more recently refitted suite consisting of a contemporary wash hand basin with mixer tap and double vanity unit below, free-standing bath with free-standing mixer tap, WC and corner shower cubicle with attractive tile surround, underfloor heating and heated towel rail.

Outside

To the front of the property a block paved drive provides **OFF-ROAD PARKING** and in turn access to the front door with further side access gate leading to rear garden.

To the immediate rear of the property you will find a terrace seating area being a great space for entertaining with the rest of the garden being predominantly laid to lawn with established laurel hedging and well-stocked borders offering seasonal colour. Neighbouring the terrace is a double doored garden shed that provides useful storage.

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

AGENT'S NOTES

The owner informs us that the loft is fully boarded.

EPC RATING: Band TBC – 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.

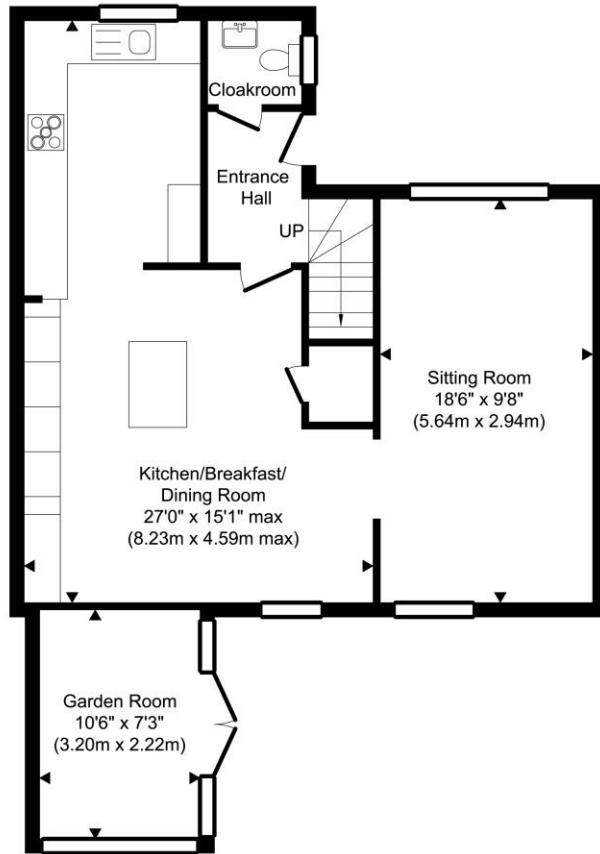
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: thumbnail.update.bulbs

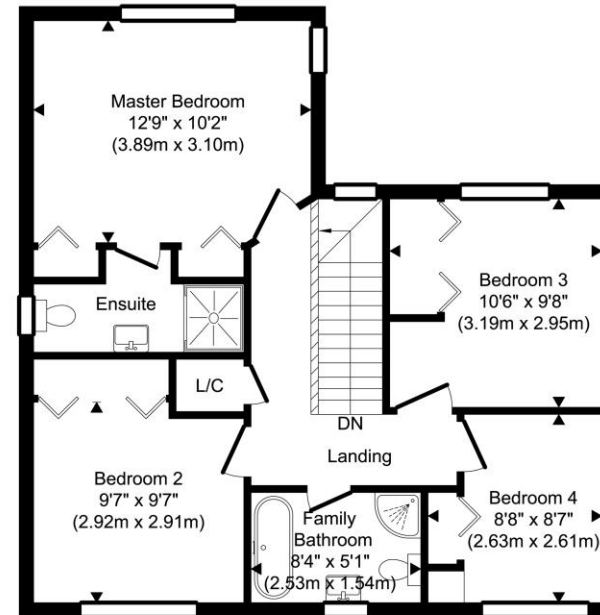
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

63 GRANTHAM AVENUE, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0ZG



Ground Floor
Approximate Floor Area
659.50 sq. ft.
(61.27 sq. m)



First Floor
Approximate Floor Area
580.60 sq. ft.
(53.94 sq. m)

TOTAL APPROX. FLOOR AREA 1240.11 SQ.FT. (115.21 SQ.M.)
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