



DAVID
BURR

**2 Boundary Cottages,
Bures Road, Little Cornard, Suffolk**



2 BOUNDARY COTTAGES, 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.

A semi-detached character cottage situated in a rural location with a stunning view over the mere behind. The property contains accommodation over two levels which includes a sitting room, garden room, kitchen/dining room and a ground floor bathroom. Upstairs are two bedrooms and a study/landing and there is the further benefit of a converted garage which offers the potential as a third bedroom or study. Outside is plenty of off-road parking and attractive gardens with a beautiful view over the mere behind.

A two/three-bedroom semi-detached house in a rural location with lovely views.

Front door leading to:-

ENTRANCE VESTIBULE: With space for coats and shoes and opening leading into:-

SITTING ROOM: With attractive parquet wood flooring, exposed timbers and a feature fireplace with a brick slip hearth. Open view to the front over neighbouring countryside and a timber door with stained-glass insert leading to:-

GARDEN ROOM: Recently upgraded and with a slate tiled floor and a range of uPVC double-glazed windows and double doors opening onto the gardens.

KITCHEN/DINING ROOM: Also with a slate tiled floor and room for a breakfast table and chairs. Kitchen containing a matching range of base and wall level shaker style units with wooden worksurfaces incorporating a ceramic sink with mixer tap above and drainer to side. Electric Esse Range cooker with twin warming plates, space and plumbing for a washing machine and space for a free-standing refrigerator/freezer. Window with lovely outlook over the garden and towards the mere itself. Opening leading to:-

Rear Hall: With a door leading onto the garden and further doors leading to boiler cupboard and:-

BATHROOM: Containing a free-standing rolltop bath with claw and ball feet, mixer tap and shower attachment over, WC, pedestal wash hand basin and a heated towel rail.

First Floor

STUDY LANDING: A versatile area with exposed timbers which could be used in a number of different ways including as an occasional bedroom if required, home office or for storage. Doors leading to:-

BEDROOM 1: A well-proportioned double bedroom with a superb outlook over the mere and garden.

BEDROOM 2: A further double bedroom with a lovely view over countryside to the front.

Outside

To the side of the property is a driveway which provides **OFF-ROAD PARKING** for three to four vehicles with an area of front garden enclosed by a red brick wall.

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AGENT'S NOTES

Behind the property and connected with a timber covered walkway is a:-

BEDROOM/HOME OFFICE:- A versatile area which was converted from the garage with heating, power and light and a lovely view over the gardens.

The gardens are one of the property's best features and include a paved terrace and an area of lawn which immediately abuts the mere with a stunning variety of wildlife, mature trees and plants. An **OUTBUILDING** stands to the side of the plot which is in disrepair but offers the footprint for the creation of something more substantial.

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

EPC RATING: Band E – 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

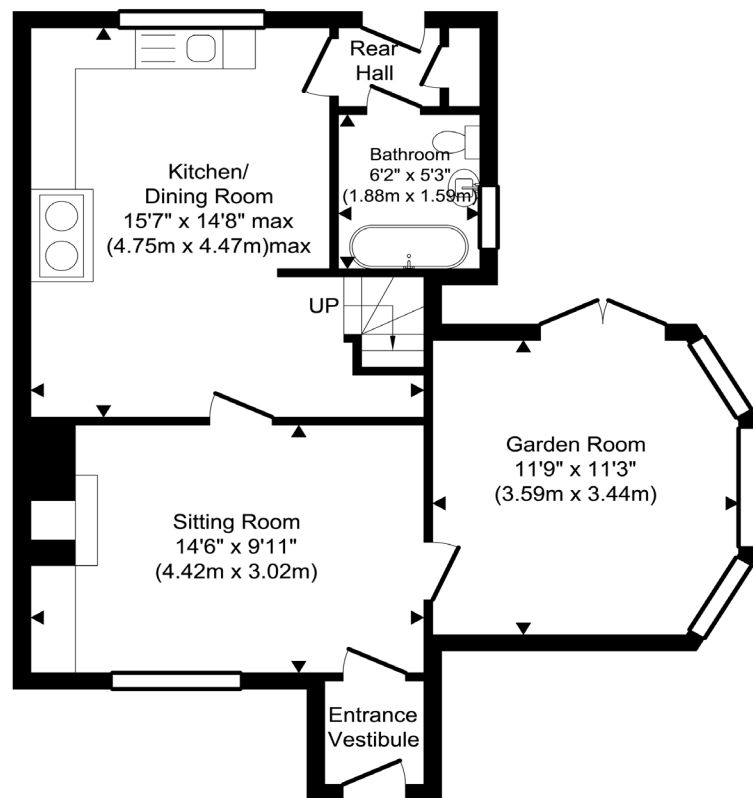
The property is subject to a flying freehold over a small area of the ground floor. For more information please contact the office.

WHAT3WORDS: woodstove.strongly.intro

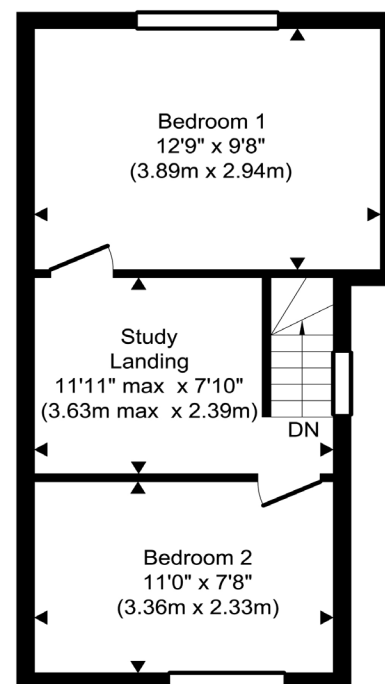
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

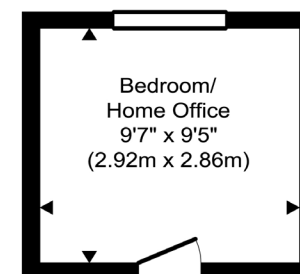
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Ground Floor
Approximate Floor Area
541.20 sq. ft.
(50.28 sq. m)



First Floor
Approximate Floor Area
300.95 sq. ft.
(27.96 sq. m)



Outbuilding
Approximate Floor Area
89.87 sq. ft.
(8.35 sq. m)

TOTAL APPROX. FLOOR AREA 932.04 SQ.FT. (86.59 SQ.M.)

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