



**30 Kings Hill,
Great Cornard, Suffolk**

**DAVID
BURR**



30 Kings Hill, Great Cornard, Sudbury, Suffolk, CO10 0EH

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 detached Victorian town house situated within close distance of town amenities and countryside walks which would benefit from a degree of modernisation. Accommodation is arranged over three levels with plenty of living accommodation including a sitting room, living room, dining room, hobbies room and study. Also on the ground floor is a kitchen/breakfast room and a shower room. On the first floor, five bedroom are served by two further bath/shower rooms and there is the further benefit of a utility/boot room. Outside, the property provides off-street parking as well as a garage/workshop and a generous rear garden.

A five bedroom unlisted character town house with off-street parking and a generous garden.

Front door with fan light over leading to:-

ENTRANCE HALL: With a staircase rising to first floor, deep skirting and door with staircase leading to the lower ground floor. Further door leading to:

KITCHEN/BREAKFAST ROOM: Containing a matching range of base and wall level units with worksurfaces incorporating a one and a half sink with mixer tap above and drainer to side, and a four ring gas hob (currently disconnected). Space for a free standing refrigerator, integrated Neff double electric combination oven and with space and plumbing for a washing machine or dishwasher, as required. Room for a dining table and chairs, tiled flooring and an attractive sash window allowing plenty of natural light to the front.

LIVING ROOM: Currently utilised as a ground floor bedroom, with tall ceiling heights, deep skirtings and an attractive Victorian feature fireplace with tiled slips and carved wood surround. Openings to either side of the chimney breast leading to a further:

SITTING ROOM: An attractive room with a lovely outlook over the rear garden through wood and glass panelled double doors, opening onto a balcony with an elevated view. Additional Victorian style fireplace with tiled slips, hearth and wood surround.

DINING ROOM: Accessible through the kitchen and with a variety of potential uses but currently used as a formal dining space with a large sash window allowing plenty of natural light and a view over the rear garden. Steps leading down to the utility room (see below).

SHOWER ROOM: Containing a corner shower, WC, pedestal wash hand basin and a chrome heated towel rail.

Lower Ground Floor

Accessible via two separate staircases, one from the entrance hall and one from the dining room.

STUDY: With exposed ceiling timber and currently used as a library/storage room and with an opening leading into:

HOBBIES ROOM: A versatile area used as an artist studio with a door opening onto the garden.

UTILITY ROOM: Accessible via the staircase leading down from the dining room, with a further range of base and wall level units which incorporate a stainless steel sink and with space for various appliances including a washing

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machine and tumble dryer as well as a further butler sink on a wooden plinth and with a door opening onto the gardens.

First Floor

LANDING: With access to loft storage space, useful airing cupboard off and door leading to:

BEDROOM 1: A double bedroom with a secondary glazed sashed window overlooking the street scene below.

BEDROOM 2: A further double bedroom with two fitted wardrobes off and a lovely outlook over the garden.

BEDROOM 3: An ideal guest bedroom with recessed display shelving and a view over the garden.

BEDROOM 4: With a range of fitted wardrobes and the potential to be used as either a dressing room or a child's bedroom.

BEDROOM 5: Currently utilised as a games room but which could equally serve as a further bedroom or study, as required.

FAMILY BATHROOM: Containing a bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a heated towel rail.

SHOWER ROOM: With a tiled shower cubicle, WC, vanity suite and a heated towel rail.

Outside

To the side of the property is a private driveway which provides off-street parking both in front of, and behind, a timber five bar gate. The driveway continues down a hill and onto a **GARAGE/WORKSHOP** that has the benefit of light and power connected. Adjacent to the property is a decked terrace with a lean to storage shed. The gardens are tiered with areas of lawn and various

well-stocked beds and sunny areas of seating. At the bottom of the garden are some fruit trees with a further timber storage shed and a number of nature trees.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water, electric and drainage. Gas fired heating via 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: E

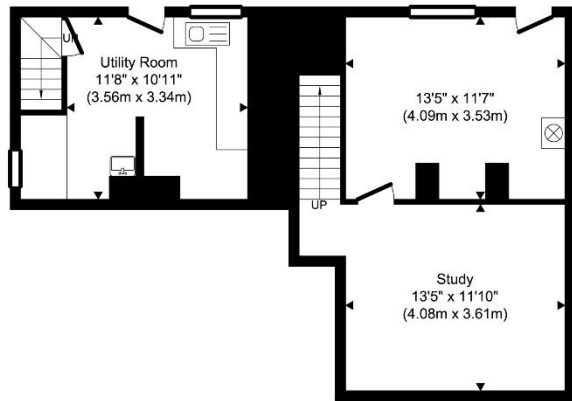
TENURE: Freehold

CONSTRUCTION TYPE: Brick

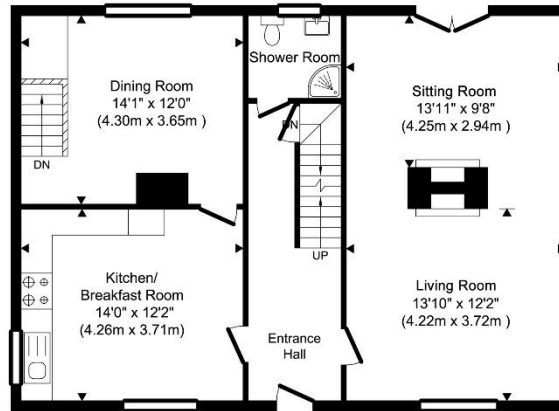
WHAT3WORDS: ///folks.following.curls

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.

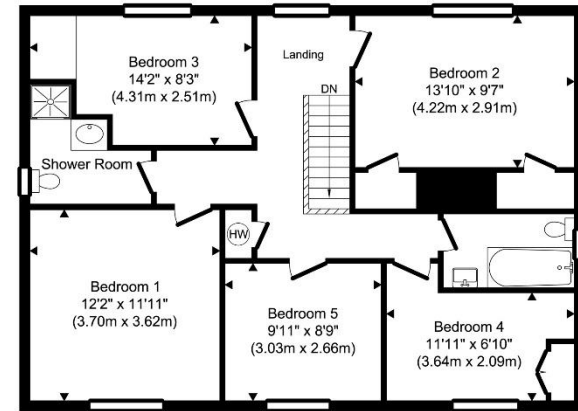
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Lower Ground Floor
Approximate Floor Area
581.14 sq. ft.
(53.99 sq. m)



Ground Floor
Approximate Floor Area
847.11 sq. ft.
(78.70 sq. m)



First Floor
Approximate Floor Area
847.11 sq. ft.
(78.70 sq. m)

TOTAL APPROX. FLOOR AREA 2275.38 SQ.FT. (211.39 SQ.M.)

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