



DAVID
BURR

33 Head Lane,
Great Cornard, Suffolk



33 HEAD LANE, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0JS

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 charming character cottage which is thought to date back to around 1750 yet which fortuitously is not listed and situated within short walking distance of town amenities. The property contains many original period features including an inglenook fireplace, exposed timbers and vaulted ceilings. Accommodation includes a dining/living room, kitchen with underfloor heating, sitting room and ground floor bathroom, while upstairs are two double bedrooms. There is the further benefit of a private driveway to the front providing off-road parking and a rear garden with a useful outbuilding providing storage and space to work from home.

An unlisted two-bedroom character cottage with private parking, garden and many original features.

Lobby with front door leading to:-

DINING/LIVING ROOM: 15'4" x 12'2" (to end of stairs) (4.67m x 3.72m) A particularly charming space with ample room for a dining table and chairs and living space adjacent to an inglenook fireplace with a brick surround and herringbone brick hearth, oak bressumer over and inset wood burning stove. Exposed timbers, open studwork with staircase rising to first floor, double-glazed, double hung sash window to front and an opening leading to:-

KITCHEN: 14'1" x 8'11" x 11'1" (4.30m x 2.73m x 3.37m) With attractive herringbone brick flooring with underfloor heating below and a matching range of base and wall level cabinets with polished granite worksurfaces incorporating a Rangemaster butler sink with a mixer tap over and a drainer to side and with polished granite splashbacks throughout. Space for a free-standing Range cooker, space and plumbing for dishwasher and washing machine and further space for a free-standing refrigerator/freezer. Windows overlooking the garden and stable door opening onto terracing. Solid oak thumb latch doors leading to:-

SITTING ROOM: 13'7" x 12'6" (4.13m x 3.81m) An impressive room with a vaulted ceiling and exposed timbers throughout and a central exposed brick chimney breast with open fireplace. Window and double doors overlooking the garden and an attractive feature has been made of some original exposed wattle and daub.

BATHROOM: 9'9" x 4'6" (2.97m x 1.38m) Recently refurbished with wood effect tiled flooring and a bath with a mixer tap and shower attachment over with a tiled surround. Traditional style WC and a pedestal wash hand basin. Heated towel rail.

First Floor

LANDING: Leading to:-

BEDROOM 1: 12'6" x 9'0" (3.81m x 2.74m) A double bedroom with original exposed wooden floorboards, access to loft storage space, exposed timbers and a double-glazed, double hung sash window. Useful storage cupboard over the stairs.

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BEDROOM 2: 11'1" x 9'4" (3.39m x 2.84m) A further double bedroom with a vaulted ceiling, exposed timbers and attractive outlook across the rear garden.

Outside

To the front of the property is a private pebbled driveway which provides **OFF-ROAD PARKING** for up to two vehicles. A stone pathway leads to the front door. At the side of the property is a vehicular access which leads onto wooden double gates enclosing the terrace which provides the option for further parking (see agents notes). The terrace itself is enclosed by oak sleepers which borders an expanse of lawn with colourful well-stocked flowerbeds, one of which is also enclosed by oak sleepers. Useful log store, vegetable bed and a timber **OUTBUILDING** clad in weatherboarding with door leading to:-

OFFICE: 6'4" x 5'7" (1.93m x 1.69m) A useful space with power and light connected with a variety of potential uses but which is currently utilised as a space to work from home.

GARAGE/WORKSHOP: 17'5" (max) x 5'7" (5.30m x 1.69m) The remaining part of the outbuilding benefits from a personal door to side and provides plenty of storage or space for use as a workshop.

Agents Notes

As is not uncommon in a village setting, the additional driveway to the side of the property is owned by a third party and is for access only into the rear garden.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Electric underfloor heating to kitchen. **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

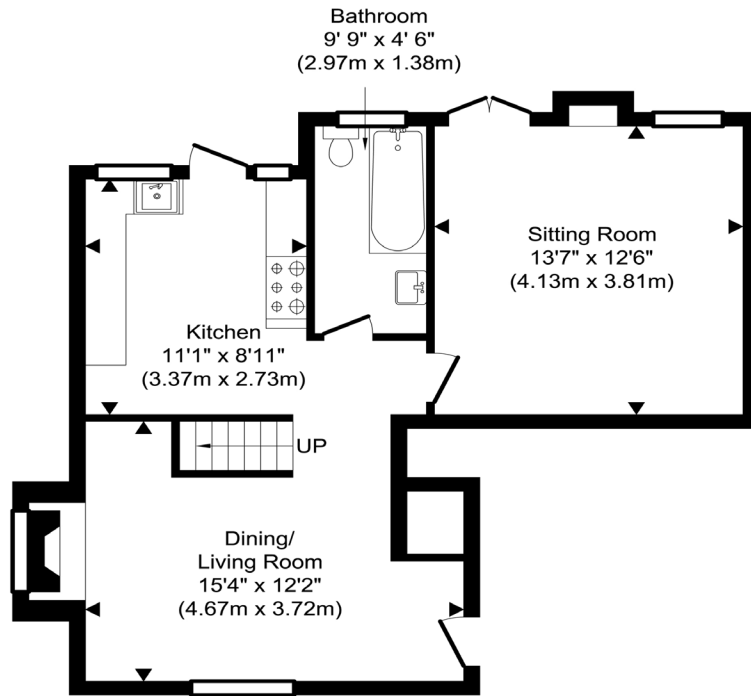
TENURE: Freehold

WHAT3WORDS: ///analogy.tickles.storyline

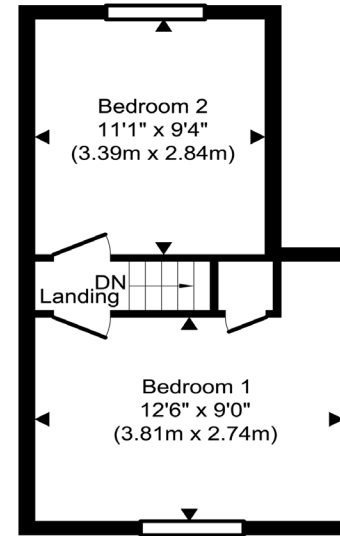
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

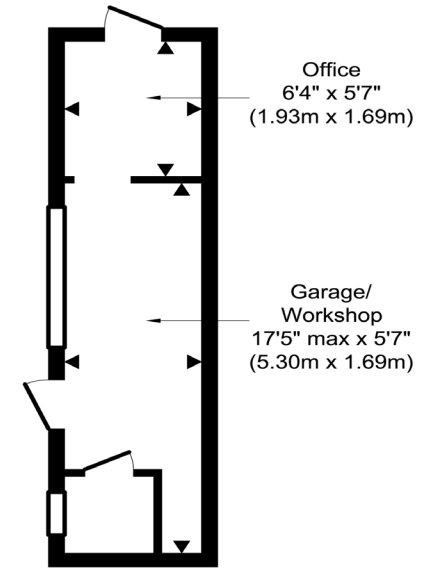
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Ground Floor
Approximate Floor Area
531.62 sq. ft.
(49.39 sq. m)



First Floor
Approximate Floor Area
258.54 sq. ft.
(24.02 sq. m)



Outside
Approximate Floor Area
133.25 sq. ft.
(12.38 sq. m)

TOTAL APPROX. FLOOR AREA 923.43 SQ.FT. (85.79 SQ.M.)

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