



DAVID
BURR

**6 Lionel Hurst Close,
Great Cornard, Suffolk**



6 LIONEL HURST CLOSE, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0YY

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 beautifully presented three-bedroom semi-detached house in a cul-de-sac location with pretty landscaped garden, large kitchen/dining room, garden room and off-road parking.

A three-bedroom semi-detached house with garden and off-road parking.

ENTRANCE HALL: An inviting space finished with coconut matting with glass panel door leading to:-

SITTING ROOM: 15'5" x 13'8" (4.70m x 4.17m) A large bay style window to the front fills this room with natural light with open staircase leading to first floor, large understairs storage cupboard and glass bifold doors leading to:-

KITCHEN/DINING ROOM: 15'5" x 10'0" (4.70m x 3.05m) The kitchen is fitted with a wide range of contemporary units finished with a thick granite effect worktop with space for large dining table and chairs with charming views over rear garden. Integrated appliances include a one-and-a-half sink with drainer unit and mixer tap, oven, hob with extractor above and washing machine with space for large American style fridge/freezer. Glass panel bifold doors leading to:-

GARDEN ROOM: 10'10" x 7'11" (3.30m x 2.41m) A wonderfully light room offering panoramic views over the rear garden with French doors leading to rear garden terrace.

CLOAKROOM: Close coupled WC and wash hand basin with vanity unit.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: 13'4" x 9'2" (4.06m x 2.79m) A spacious room with large window to the front and double built-in wardrobe with mirrored sliding doors.

BEDROOM 2: 10'5" x 9'1" (3.18m x 2.77m) A generous second bedroom with views over the rear garden, double built-in wardrobe with mirrored sliding doors.

BEDROOM 3: 8'6" x 7'0" x 7'7" (2.59m x 2.13m x 2.31m) This room is currently utilised as a study with window to the front but could also be utilised as a single bedroom.

BATHROOM: A three-piece suite consisting of a large panel bath with overhead shower and shower screen with tiled surround. Close coupled WC, wash hand basin with triple storage vanity unit and heated towel rail.

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Outside

The front of the property has been landscaped for low maintenance with block paved drive and shingle drive providing **OFF-ROAD PARKING** with footpath to the front door, car charging point and side access gate leading to rear.

To the immediate rear of the property is a terraced seating area accessed from the garden room via french doors providing a great space to enjoy the garden from with the rest of the garden being predominantly laid to lawn with raised sleeper borders full of seasonal colour, shrubs and hedging with a raised deck seating area to the back of the garden creating a great space for entertaining.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Underfloor heating to the kitchen/dining room.
NOTE: None of these services have been tested by the agent.

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: B

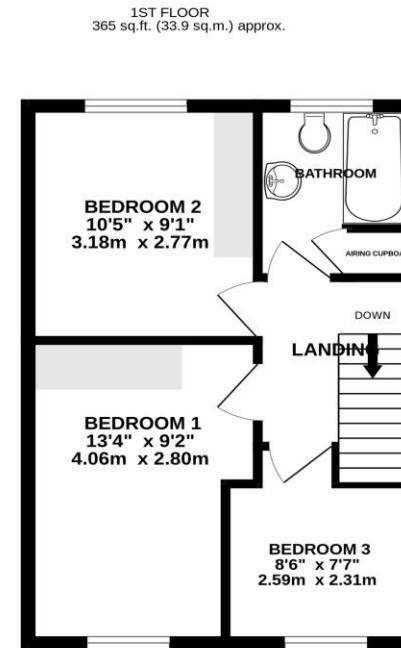
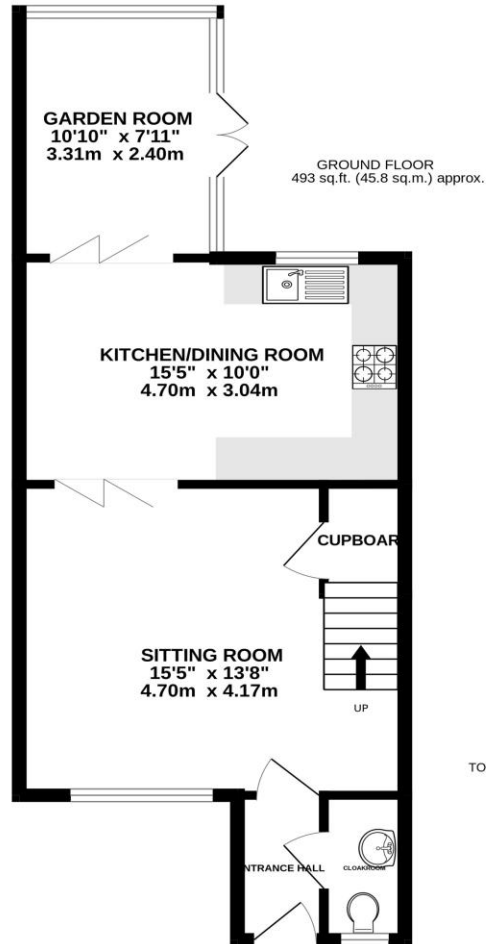
TENURE: Freehold

WHAT3WORDS: ///justifies.awards.smudges

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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TOTAL FLOOR AREA: 857 sq.ft. (79.7 sq.m.) approx.
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