



**The Glens, 10a Glenside,
Great Cornard, Suffolk**

**DAVID
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The Glenns, 10a Glenside, Great Cornard, Sudbury, Suffolk, CO10 0HL

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.

This two double bedroom detached bungalow benefits from ample off-road parking with EV charging point to the front, as well as a private south westerly facing rear garden, enjoying the sun throughout the afternoon.

ENTRANCE HALL: A contemporary door with obscured glass slide panel brings you to this room, finished with a wood effect LVT flooring, space for shoes and coats, airing cupboard providing linen storage with solid wooden doors leading to:

KITCHEN/DINING/LIVING ROOM: This is a wonderfully light double aspect room that is predominantly vaulted with four large velux windows allowing natural light to pour into this room, with bi-fold doors leading out to the sandstone terrace with pretty views over the rear garden beyond. The kitchen is fitted with a wide range of shaker style cupboards with a stone effect worktop above with matching return, creating a breakfast bar seating area. Integrated appliances include a full height fridge/freezer, oven and microwave oven at eye-level, ceramic hob with extractor hob above, sunken sink with mixer tap and dishwasher. To the front of this room is a dining area with a sitting room space beyond.

MASTER BEDROOM: A light and spacious master bedroom with generous ceiling heights and large window to the front. Space for a double bed as well as other bedroom furniture with solid wooden door leading to:

EN-SUITE: A three piece suite consisting of a close coupled WC, wash hand basin with vanity unit and low threshold double width shower with overhead shower, glass return and attractive tiled surround.

BEDROOM TWO: A generous second double bedroom with a large window overlooking the rear garden and space for other bedroom furniture.

FAMILY BATHROOM: A three piece suite consisting of a large panelled bath with mixer tap, overhead shower and shower screen with a stone effect panel surround, close coupled WC and wash hand basin with mixer tap and vanity unit.

Outside

To the front of the property you will find a 'Cotswold' stone driveway providing ample off-road parking, EV charging point and in turn access to the front door, with footpath to either side and a low maintenance lawned area to the front.

To the immediate rear of the property is a large sandstone terrace accessed via bi-fold doors off the kitchen/dining/sitting room. This is a fantastic space for entertaining and to enjoy the afternoon sun. Being of a south westerly aspect, the property enjoys the sun throughout the afternoon with the rest of the garden being laid to lawn, with a hardstanding for a garden shed.

SERVICES: Mains water, electric and drainage connected. **Air source heat pump** heating and **solar panels**. **NOTE:** None of these services have been tested by the agent.

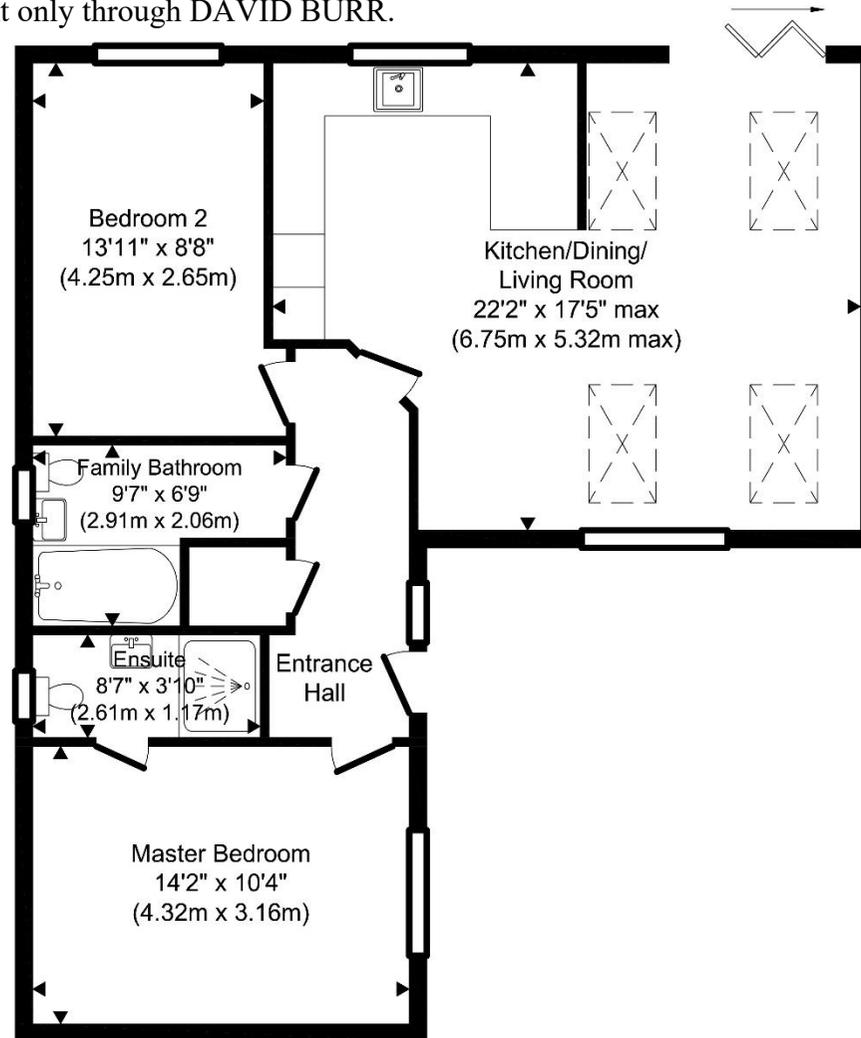
EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** TBC

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WHAT3WORDS: ///neber.chairing.richly

VIEWING: Strictly by prior appointment only through DAVID BURR.



TOTAL APPROX. FLOOR AREA 805.24 SQ.FT. (74.81 SQ.M.)

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