



**BROOM STREET**  
Great Conard, Suffolk

**Carter Jonas**

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## 41 BROOM STREET, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0JT

- 12 miles to Hadleigh
- 1.5 miles to Sudbury
- 13.5 miles to Colchester
- 20.5 miles to Ipswich

Detached Family Home · 3 Bedrooms · Sitting Room  
· Dining Room · Kitchen/Breakfast Room · Downstairs  
Cloakroom · Family Bathroom · Single Garage · Kennels  
· Garden to front and rear  
EPC rating C

### DESCRIPTION

41 Broom Street is a rare and exciting prospect for future purchasers, owing to the position and stunning, generous gardens. Typical of a property that has been in the same family for over 50 years, which shows great testament but does also mean some cosmetic updating is required, but this 'blank canvas' is truly exciting.

Set back from the road, the sweeping drive leads to the front door, which allows access to a welcoming entrance hall, with a formal dining room and dual aspect sitting room with sliding patio doors to the extensive gardens. The kitchen/breakfast room is set to the rear of the house and provides wonderful scope to extend out to create a 'hub of the home' and appreciate the gardens to the full extent. There is also a cloakroom to complete the groundfloor accommodation. Upstairs currently offers 3 generous bedrooms with a large family bathroom and separate cloakroom and airing cupboard.

**A EXECUTIVE 3 BEDROOM FAMILY HOME, WITH EXCITING ONWARD POTENTIAL, SET IN SUBSTANTIAL GARDENS ON A QUIET ROAD, WHILST HAVING GREAT ACCESS TO THE POPULAR MARKET TOWN OF SUDBURY.**



## OUTSIDE

The property sits proudly in the plot and set back from the road, allowing ample parking and garaging to the front with formal laid lawns. To the side is a further substantial outbuilding, ideal for a home office/studio space. The gardens are a true rarity, with gardens totalling 0.31 of an acre., mainly laid to lawn, established borders and a mature Willow creating a true oasis, despite its central town location.

## LOCATION

Great Cornard is a popular village within a short drive of Sudbury, the village offers a good range of amenities including a doctor's surgery, both primary and secondary schools and a range of shops. A notable landmark is the stunning St Andrew's Church, built in the 14th century and known for its impressive spire and exquisite stained glass windows. Sudbury itself is a thriving market town with a rich heritage, including its connections to famous artist Thomas Gainsborough and is centred around the market square set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks They for London's Liverpool Street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity water, drainage and gas. Gas central Heating

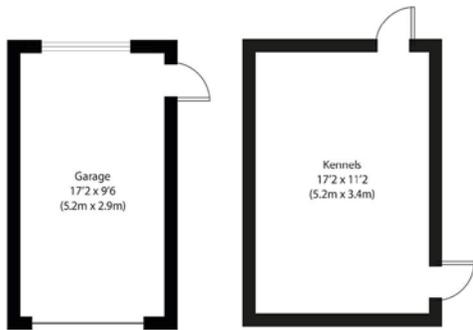
**Local Authority:** Babergh and Mid Suffolk District Council

**Council Tax:** Band E

**Viewings:** By appointment with Carter Jonas.  
Tel 01787 882881

**What3Words:** ///freezing.victory.trinkets

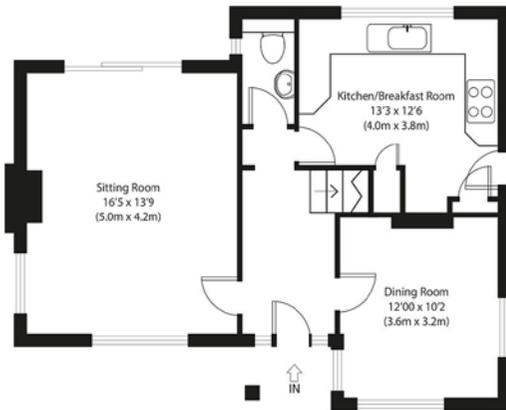




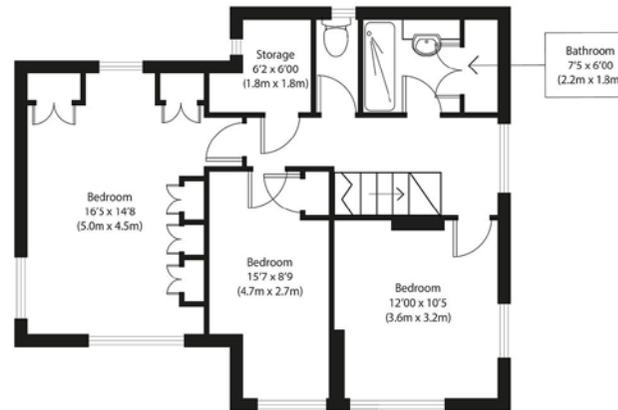
Approximate Gross Internal Area  
 Main House 1320 sq ft (123 sq m)  
 Outbuilding 360 sq ft (33 sq m)  
 Total 1680 sq ft (156 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.igphotos.co.uk

Carter Jonas



Ground Floor



First Floor



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