



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

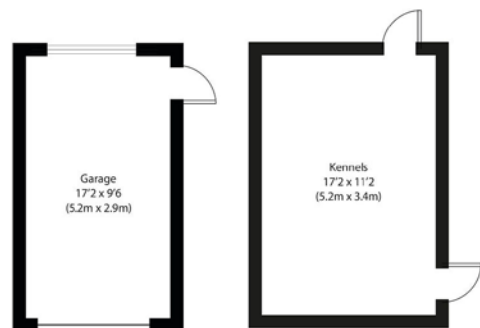
Local Authority: Babergh and Mid Suffolk District Council

Council Tax: Band E

Viewings: By appointment with Carter Jonas.
Tel 01787 882881

What3Words: ///freezing.victory.trinkets

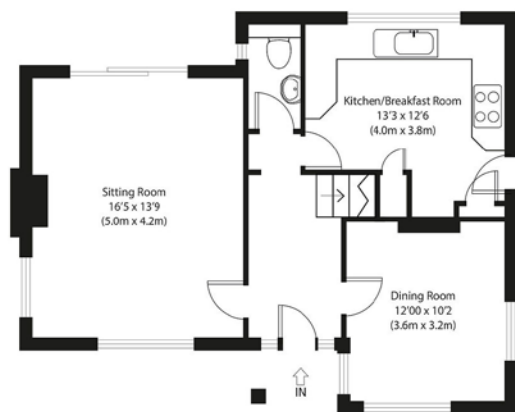




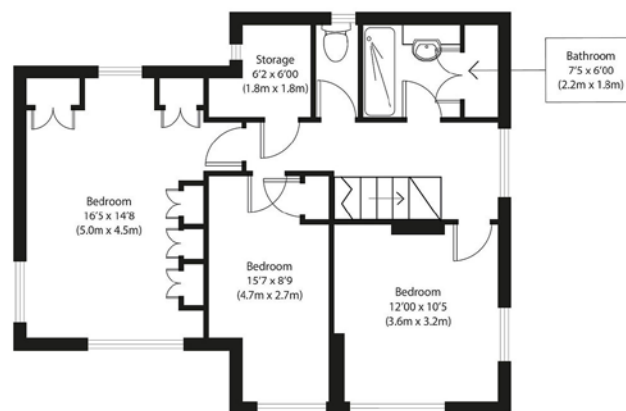
Approximate Gross Internal Area
Main House 1320 sq ft (123 sq m)
Outbuilding 360 sq ft (33 sq m)
Total 1680 sq ft (156 sq m)

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.igphoto.co.uk

Carter Jonas



Ground Floor



First Floor



Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.