



**159a Bures Road,  
Great Cornard, Sudbury, Suffolk**

**DAVID  
BURR**



# 159A Bures Road, Great Cornard, Sudbury, CO10 0JG

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.

Completed in 2012 this spacious three double bedroom detached bungalow enjoys a secluded position with a beautifully landscaped garden viewed best from the large open plan kitchen/dining/family room via bifold doors.

## A bespoke detached bungalow in wonderful grounds.

### The Property

You are initially greeted by an inviting central entrance with all rooms leading off of it, this room finished with a high quality LVT flooring that continues into the kitchen/dining/family room. The kitchen is very well served offering ample storage with fitted shaker units with a light quartz stone worktop above and further breakfast bar island unit and dining area beyond. This room incorporates the garden so well with bifold doors leading onto a large rear terrace. To the front of bungalow is a more formal sitting room with a central fireplace to the far wall grabbing your attention with inset log burner. Each of the three bedrooms are of a generous size with ensuite to master and a five-piece family bathroom serving the remain two rooms, this includes both a bath and shower as well as a his and hers wash hand basin. Previously a four-bedroom bungalow the fourth bedroom has been converted into a utility room fitted with matching units to the kitchen with stone effect worktop above. The property is finished to the highest of standards throughout offering light and spacious accommodation with underfloor heating throughout, with quality fitting and the main focus being sociable open plan living that brings the garden into the bungalow so beautifully.

### Outside

A long shingle drive to the front set the bungalow well back from Bures Road and in turn provides ample **off road parking** as well as access to the **garage** with up and over door, power and lighting with side access to the rear. The rear garden is one of the properties most attractive features being particularly private with large terrace seating areas creating sociable entertaining spaces that lead off the kitchen dining area with further shaded seating terraces under metal framed gazebos. A diamond formation of paving cuts though the garden surrounded by well stocked colourful borders with central water feature and a range of shrubs, trained fruit trees and established hedgerows and climbers. There is the further benefit of a high quality 'Halls' Greenhouse.

**Secret Garden** - To the back of the garden accessed via a close panel gate is a hidden garden that stretched to circa 250ft that is planted out with a range of fruit trees, soft fruit bushes and vegetable beds with a peaceful seating area to the back. From here you have access to the second **garage** that comes off The Mead with easy access to footpaths.

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**SERVICES:** Main water and drainage. Main electricity connected. Gas fired underfloor heating with Hive heating control and individually zoned rooms. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band B – 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:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** zoom.petulant.travel

**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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Approximate Floor Area  
1711.46 sq. ft.  
(159.00 sq. m)

Outbuilding  
Approximate Floor Area  
139.39 sq. ft.  
(12.95 sq. m)

TOTAL APPROX. FLOOR AREA 1850.85 SQ.FT. (171.95 SQ.M.)  
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