



DAVID  
BURR

28 Davidson Close,  
Great Cornard, Suffolk







# 28 DAVIDSON CLOSE, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0YU

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 luxurious five bedroom detached house in a quiet cul-de-sac on a well regarded development. The property has been tastefully upgraded by the current owners with a beautifully landscaped rear garden abutting countryside walks.

## A splendid five-bedroom detached house with landscaped grounds.

**ENTRANCE HALL:** A modern solid wood glass panel door brings you to this room with open staircase leading to first floor finished with a high-quality engineered wood flooring that continues into the study.

**SITTING ROOM:** A particularly spacious room, large window overlooking the front garden with a contemporary stone fireplace with wood effect gas burning fire.

**KITCHEN/DINING ROOM:** This wonderful light sociable room offers fantastic views over the private rear garden with french doors leading to a rear terrace which is a great space for entertaining. The kitchen is fitted with a range of high-quality bespoke units with a thick quartz worktop and matching return. Central to the kitchen is a matching island unit providing breakfast bar seating and in turn further storage with contrasting shaker style doors. Integrated appliances include a double sink with draining unit and mixer tap large range cooker with ceramic hob above, dishwasher fridge freezer, microwave oven and wine fridge. Beyond is a dining area finished with a ceramic tile floor with underfloor heating below. Stable door providing side access.

**UTILITY CUPBOARD:** Adjacent to the stable door is a double cupboard that houses space for both washing machine and tumble dryer as well as storage for other items.

**STUDY:** Situated off the entrance hall and fitted with a desk with views over the front garden.

**CLOAK ROOM:** Close coupled WC, contemporary wash hand basin with mixer tap, panelled surround and vanity unit with heated towel rail.

### First Floor

**LANDING:** With doors leading to:-

**MASTER BEDROOM:** A particularly spacious room with a large window overlooking the front garden. Space for a large double bed and other bedroom furniture with door leading to:-

**EN SUITE:** A newly fitted, contemporary suite consisting of a double width low threshold walk-in shower with overhead shower and handheld shower attachment. Heated towel rail, WC and a large wash hand basin with vanity unit and with a high-quality lighting system.

**BEDROOM 2:** A generous second bedroom with large window, offering charming views over the landscape garden and fields beyond and finished with a luxury vinyl tile.

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**BEDROOM 3:** A further double bedroom with useful alcove for bedroom furniture and window over looking the front garden finished with an LVT flooring.

**BEDROOM 4:** This room is currently used as a home office of charming views over the garden and field beyond.

**BEDROOM 5:** A spacious fifth bedroom with air conditioning unit and charming views over the garden. This room has a potential to be knocked through to bedroom four to create a fourth double bedroom.

**BATHROOM:** A newly fitted contemporary suite consisting of a freestanding bath with central mixer, tap, and handheld shower. Large wash hand basin with mixer, tap and vanity unit. WC and heated towel rail with an extensive range of high-quality lighting recessed into the walls and ceiling.

## Outside

To the front of the property is a large block paved driveway providing ample **off-road parking** with access to the **garage** with electric up and over door with plenty of storage and service door into the garden with further service side gate leading to rear garden terrace.

Immediately to the rear of the property is a large terraced seating area which is a great space for entertaining. It is accessible via french doors from the kitchen/dining room with large **electric awning** for all year use planted out with range of climbers, surrounded by raised borders built with a sympathetic soft red brick hosting well stock borders, full of seasonal colour with steps leading to a wide expanse of lawn. The garden has been recently re-landscaped with footpaths meandering their way to the back of the garden passing seating areas and well stocked borders of shrubs, trees, and climbers with up lighting bringing the garden to life at night. To the back of the garden is a further terrace and **timber framed gazebo** with

power, heating and lighting and is a fantastic private space for entertaining. This neighbours an enclosed brook that attracts a range of wildlife with further gate leading out onto footpaths and countryside walks.

**SERVICES:** Mains water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

Further upgrades that have been made by the current owners include boarding out the loft, installation of Chrome sockets with USB points, electric points in the garden and lighting, lighting and sockets to the garage, LVT flooring to the bedrooms upstairs, five air conditioning units installed, electric awning, landscaped garden and newly fitted bathroom and ensuite. The sellers are happy to supply information on any upgrades upon request.

**EPC RATING:** C

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

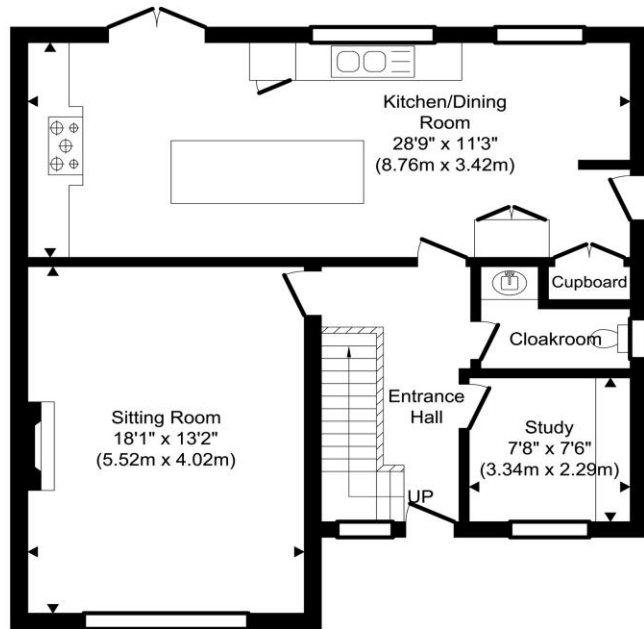
**TENURE:** Freehold. **CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** scales.polar.texts

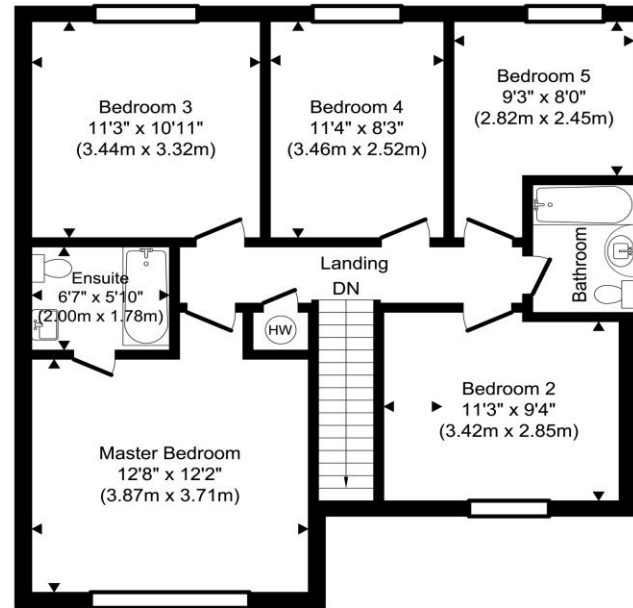
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

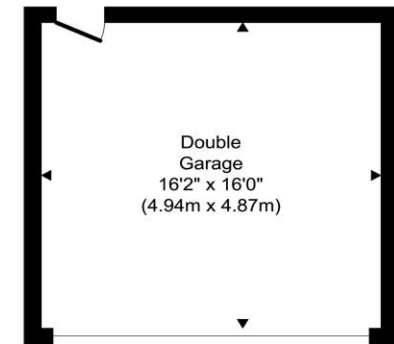
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Ground Floor  
Approximate Floor Area  
782.64 sq. ft.  
(72.71 sq. m)



First Floor  
Approximate Floor Area  
782.64 sq. ft.  
(72.05 sq. m)



Outbuilding  
Approximate Floor Area  
258.87 sq. ft.  
(24.05 sq. m)

TOTAL APPROX. FLOOR AREA 1817.05 SQ.FT. (168.81 SQ.M.)  
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