



**9 Kings Hill, Great Cornard,  
Sudbury, Suffolk**

**DAVID  
BURR**







# 9 KINGS HILL, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0EH

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 substantial three-bedroom late Victorian townhouse finished in a gault Suffolk white brick which displays numerous original period features including high ceilings, generous proportions, ornate cornicing and ceiling roses. Accommodation is arranged over three levels which includes two reception rooms, a kitchen/breakfast room, two bedrooms and a bathroom on the first floor together with a flexible box room/study. On the lower ground floor is a self-contained apartment with its own front door which contains a sitting room/bedroom, further double bedroom, kitchen and bathroom. There is the further benefit of a private enclosed walled rear garden with off-road parking for up to four vehicles as well as a double garage.

## **A characterful three-storey Victorian townhouse with walled garden, double garage and ample parking within a short distance of town amenities and countryside walks.**

**STORM PORCH:** With front door leading to:-

**ENTRANCE HALL:** With fitted barrier matting, space for coats and shoes, wood effect vinyl flooring, staircase rising to first floor and a number of original period features including ornate cornicing, dado and picture rail and high ceilings. Door leading to lower ground floor (see below) and further doors leading to:-

**SITTING ROOM: 13'3" x 12'8"** (4.05m x 3.85m) With a continuation of wood effect flooring, deep skirting, ceiling rose and large sash windows allowing for plenty of natural light. A central fireplace contains a wood burning stove with a carved wood surround and a polished granite hearth. An opening leads through to the:-

**DINING ROOM: 11'9" x 11'1"** (3.59m x 3.39m) With plenty of space for a dining table and chairs and double doors with a pretty view overlooking the garden. Central feature fireplace with carved wood surround, deep skirting, dado and picture rail and ornate cornicing and ceiling rose.

**KITCHEN/BREAKFAST ROOM: 16'5" x 7'8"** (5.00m x 2.33m) Also with wood effect vinyl flooring and containing a matching range of base and wall level shaker style units with polished worksurfaces incorporating a Villeroy

and Boch butler sink with a mixer tap over and a drainer to side. Plenty of storage throughout and space for a free-standing Range cooker with a tempered glass splashback and a Rangemaster extractor fan over. Space and plumbing for a washing machine and an integrated dishwasher. Also containing an integrated refrigerator and separate integrated freezer. Dual aspect outlook over the grounds, wood and glass panel door opening onto the gardens and with a fitted breakfast bar.

### **First Floor**

**LANDING:** With high ceilings, cornicing, picture and dado rails and access to loft storage space.

**BEDROOM 1: 13'1" x 12'9"** (3.98m x 3.89m) A comfortable double room with twin uPVC double-glazed sash windows, cast iron Victorian fireplace with carved wood surround and tiled hearth and a range of fitted wardrobes.

**BEDROOM 2: 11'10" x 11'2"** (3.60m x 3.40m) A further comfortable double bedroom with high ceilings, cast iron feature fireplace and a sash window overlooking the gardens.

**BOX ROOM/STUDY: 7'11" x 4'1"** (2.41m x 1.25m) A useful area to work from home or for additional storage.

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**BATHROOM:** Accessible from a half-landing and with tiled flooring and a skylight allowing for plenty of natural light. Free-standing bath with claw feet, separate tiled shower cubicle with glass sliding screen door, WC, pedestal Heritage wash hand basin and a chrome heated towel rail. Airing cupboard off which also contains the boiler.

## Lower Ground Floor

This part of the property lends itself perfectly to buyers with a need for multi-generational living or as a means to generate income via letting (subject to any necessary consents).

**Hallway:** With its own front door accessible via brick steps from the front of the property and with doors leading to:-

**SITTING ROOM/BEDROOM: 12'7" x 9'1"** (3.83m x 2.77m) Currently utilised as a bedroom but with the clear potential to be used as a reception area and with twin uPVC double-glazed sash windows.

**KITCHEN: 8'8" x 7'3"** (2.64m x 2.21m) With an attractive brick arch with space for a cooker and a range of base and wall level units with worksurfaces incorporating a stainless-steel sink with mixer above and drainer to side and with space below for a refrigerator.

**BEDROOM: 12'7" x 7'9"** (3.83m x 2.37m) A well-proportioned double room.

**BATHROOM:** Containing a panelled bath with taps and shower over, WC, pedestal wash hand basin and a chrome heated towel rail.

## Outside

To the front, the property is set nicely back from the road in an elevated position behind a low maintenance pebbled garden with vegetable beds and enclosed by a low level hedge. A stone pathway leads up to the front door and down the side of the property providing access to the lower ground floor. A separate access leads to the side of number 7 over which number 9 has a right of way which leads onto an area of hardstanding providing generous **OFF-ROAD PARKING** for numerous vehicles and which in turn leads onto a:-

**DOUBLE GARAGE: 18'3" x 17'3"** (5.55m x 5.25m) With twin up-and-over doors, power and light connected, windows and personal door to side.

The rear garden contains areas of lawn enclosed by well-stocked beds and is entirely walled with an elevated stone paved terrace to the rear of the plot which contains a mature fig tree and an ornamental pond.

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

**EPC RATING:** Band TBA – 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:** C.

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

## COMMUNICATION SERVICES:

**Broadband:** Yes    **Speed:** 19.8 mbps download, 3.92 mbps upload  
**Phone signal:** Yes

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**WHAT3WORDS:** stood.linked.chuck

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

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Lower Ground Floor  
Approximate Floor Area  
421.08 sq. ft.  
(39.12 sq. m)

Ground Floor  
Approximate Floor Area  
534.53 sq. ft.  
(49.66 sq. m)

First Floor  
Approximate Floor Area  
492.12 sq. ft.  
(45.72 sq. m)

Garage  
Approximate Floor Area  
313.55 sq. ft.  
(29.13 sq. m)

TOTAL APPROX. FLOOR AREA 1761.29 SQ.FT. (163.63 SQ.M.)  
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