



**Dove House,
82 Dove House Meadow, Great Cornard, Suffolk**



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-storey townhouse situated to the rear of a highly regarded and much sought-after development adjacent to the River Stour with beautiful river walks back towards the town centre and a range of amenities. Accommodation is arranged over three levels which includes, on the ground floor, a sitting room, a kitchen/living room and an ample dining area together with a utility room and a cloakroom. Over the first and second floors are a total of five bedrooms served by four bath/shower rooms (two en-suites). There is the further benefit of plenty of private parking, together with a double garage and an attractive private, landscaped rear garden.

A substantial 5 bedroom townhouse on a sought-after development close to stunning river walks

Front door leading to:-

ENTRANCE HALL: A welcoming area with a staircase rising to first floor with useful storage cupboard off, Amtico wood-effect flooring and solid oak doors leading into:-

SITTING ROOM: A particularly well-proportioned dual-aspect room with an attractive bay window with fitted shutters and double doors opening onto the rear garden.

KITCHEN/LIVING ROOM: With an area of seating and a cleverly designed window seat with a bay window to the front as well as a breakfast area. A high specification kitchen contains a matching range of base and wall level Shaker-style units with work surfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four ring Lamona induction hob with tempered glass splashback and extraction above. Integrated Neff electric double oven, Lamona dishwasher and with space for an American-style fridge/freezer. Opening leading to:-

DINING ROOM: With plenty of room for a dining table and chairs, uPVC double doors opening onto terracing and with an attractive view over the property's garden.

UTILITY: With a continuation of Amtico wood-effect flooring and a further range of base and wall level units with work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space and plumbing for a washing machine, space for coats and shoes and door opening onto the garden.

CLOAKROOM: Containing a WC and a wash hand basin with storage below and a mosaic tiled splashback.

First Floor

Landing: With further staircase rising to second floor and solid oak doors leading into:-

PRINCIPAL SUITE: A particularly well-proportioned double bedroom with an extensive range of fitted wardrobes including a **DRESSING AREA** with further wardrobes with inset shelving and hanging rail and a door leading into:-

EN-SUITE: A spacious area with an oversized shower cubicle with glass screen, WC, twin wash hand basins, bidet and a chrome heated towel rail. Useful airing cupboard and separate linen cupboard off.

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BEDROOM 2: A further double room with a range of fitted wardrobes, outlook to the front over the River Stour and with partially wood panelled walls. Door leading to:-

EN-SUITE: Containing a tiled shower cubicle with glass screen door, WC and wash hand basin with storage below.

BEDROOM 3: Currently utilised as a study/laundry room and with a pretty view across the property's rear garden.

BATHROOM: Containing a panelled bath with tiled surround and mixer tap over, WC, vanity suite and a heated towel rail.

Second Floor

Landing: With skylight, access to loft storage space and a useful storage cupboard off. Solid oak doors lead to:-

BEDROOM 4: A well-proportioned dual aspect double bedroom.

BEDROOM 5: A further dual aspect bedroom with particularly generous storage cupboard off.

SHOWER ROOM: Containing a shower with glass screen door and tiled surround, WC, wash hand basin and skylight allowing plenty of natural light.

Outside

Between the house and the garage is a private driveway providing plenty of **OFF-ROAD PARKING** for around two vehicles. Further parking is available in front of the:-

GARAGE: With twin up-and-over doors (one electrically operated), power and light connected and a personnel door to the side.

The property's rear garden has been beautifully landscaped with a stone paved terrace adjacent to the house itself which provides an attractive area of seating. Areas of lawn are bordered by colourful well-stocked beds and fencing to ensure a high degree of privacy. A gravel pathway leads to the rear of the plot with a further terrace and the additional benefit of a timber storage shed.

Agent's notes

A maintenance charge exists for the upkeep of communal areas which is approximately £150 every six months.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: C – 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:** F

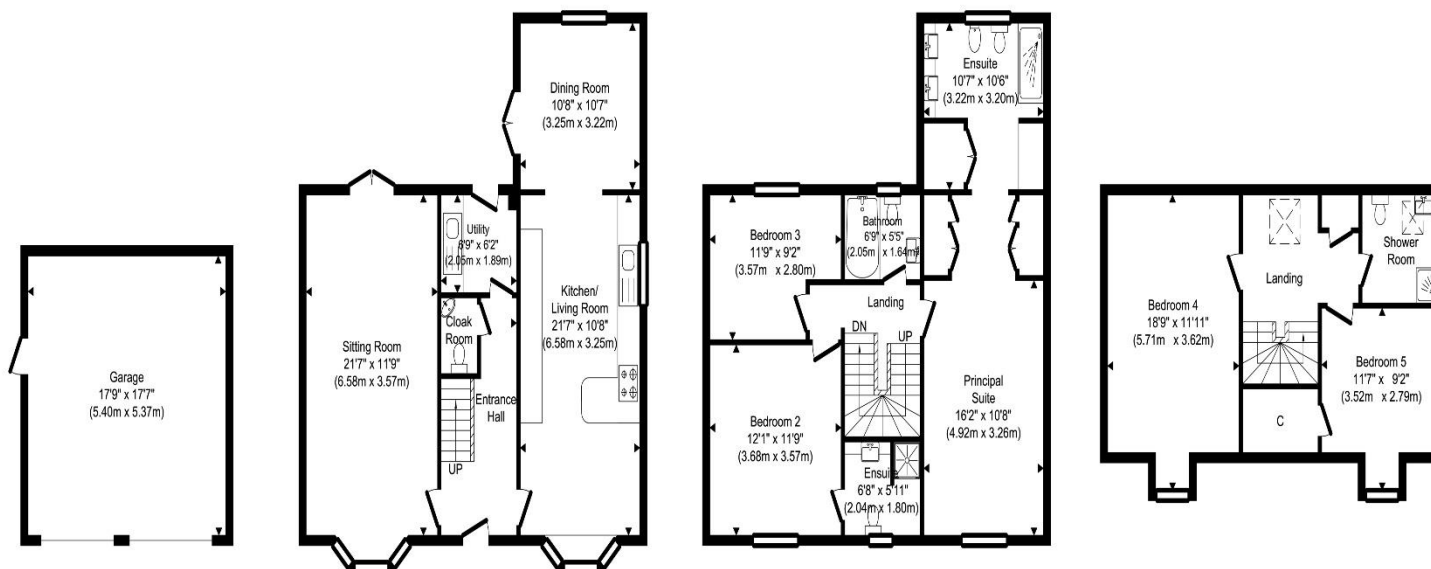
TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: dimension.dove.skip

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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Outbuilding
Approximate Floor Area
312.04 sq. ft.
(28.99 sq. m)

Ground Floor
Approximate Floor Area
774.89 sq. ft.
(71.99 sq. m)

First Floor
Approximate Floor Area
758.53 sq. ft.
(70.47 sq. m)

Second Floor
Approximate Floor Area
500.41 sq. ft.
(46.49 sq. m)

TOTAL APPROX. FLOOR AREA 2345.88 SQ.FT. (217.94 SQ.M.)
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