



**100 BURES ROAD**  
Sudbury, Suffolk

**Carter Jonas**



## 100 BURES ROAD, SUDBURY, SUFFOLK, CO10 0JE

- 12 miles to Hadleigh
- 1.5 miles to Sudbury
- 13.5 miles to Colchester
- 20.5 miles to Ipswich

Entrance hall · Kitchen/Breakfast/Living/Diner· Snug/  
Reception · Study/Office · Cloakroom · Utility · Cellar ·  
Four double bedrooms · Two Ensuite Shower rooms ·  
Family Bathroom · Garden · Driveway Parking

### DESCRIPTION

Impressive handsome Victorian detached property, situated on the fringe of the market town of Sudbury, this delightful family home has been tastefully renovated to offer generously proportioned accommodation with a modern feel, whilst maintaining some characterful features.

As you walk through from the hallway you will be greeted with an amazing wow factor open plan kitchen/breakfast area with central island and breakfast bar, two Velux windows overhead, dining area surrounded by large windows and bifold doors overlooking the rear garden thus benefitting from amazing natural light. The additional living space is perfect for entertaining as well as family living. And why not just retire off to the delightful snug area for some peace and reflection of the day. Many of us are still working from home, so you will benefit from the use of the study or simply a great space for a play room. Upstairs has been extended to provide four bright and spacious double bedrooms, two with ensuite shower rooms and the family bathroom.

**STUNNING VICTORIAN DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED FOLLOWING A COMPLETE RENOVATION OFFERING A MODERN TWIST WHILST STILL MAINTAINING SOME CHARACTER FEATURES.**



## OUTSIDE

Large, gravelled driveway entrance, bordered with hedging and mature shrubs and space for three to four vehicles. The rear garden is mainly laid to lawn and enclosed by fencing with a large garden shed/workshop, serving well for a detached home office.

## 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. Sudbury itself is a thriving market town 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 Tey for London's Liverpool Street.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Gas Central Heating, Mains Drainage, Mains Electricity

**Local Authority:** Babergh Council Tax - Band D

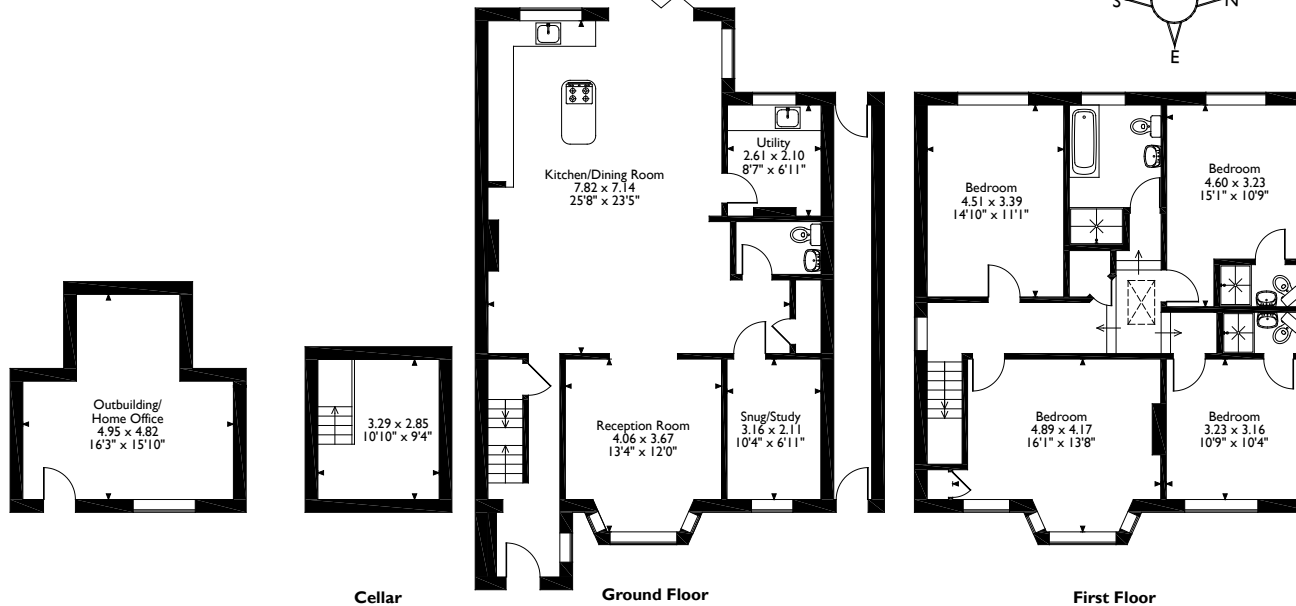
**WhatThreeWords:** ///cakes.ourselves.blossom

**EPC:** To be reassessed following renovation.





100 Bures Road, Great Cornard, Sudbury, Suffolk,  
 Approximate Gross Internal Area  
 Main House = 181 Sq M/1948 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 200 Sq M/2153 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**Long Melford 01787 882881**

suffolk@carterjonas.co.uk

Little St Mary's., Long Melford, CO10 9LQ

**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.