



Mallard Way, Great Cornard, SUDBURY CO10 0YQ

welcome to

Mallard Way, Great Cornard, SUDBURY

Set within a quiet position within this popular part of Great Cornard is this highly efficient home that has been greatly improved by the current owner benefitting from solar panels, battery storage and air conditioning and is enhanced with a great garden and off road parking with EV charge point.



Summary

Situated at the end of a quiet residential street, this beautifully maintained one bedroom home combines modern comforts with an impressive range of energy-efficient upgrades, all within easy reach of local shops, parks and amenities.

Thoughtfully improved by the current owners, the property boasts an EPC A rating, a 3.2kW solar PV system with 12kWh battery storage, air source heat pump heating and air conditioning, together with an EV charging point, offering comfortable year-round living and significant energy efficiency.

The accommodation includes a bright and spacious L-shaped lounge opening onto the garden, a space efficient kitchen, a generous double bedroom with fitted wardrobe, and recently refurbished bathroom, as well as a useful loft with ample storage space. Outside, the property enjoys a generous garden, private off-road parking with EV charge point and a peaceful location within easy walking distance of local everyday amenities.

Accommodation comprise in brief of:

Entrance Porch

Half glazed PVC Doors, power supply, providing an ideal utility space with room for a tumble dryer, coat hangers, shelving and additional household storage.

Lounge

A spacious L-shaped living/dining room offering an excellent layout with plenty of natural light. Double glazed French doors open directly onto the rear garden, creating an ideal space for entertaining. Equipped with an energy-efficient air conditioning providing both heating and cooling throughout the year. Elegant spiral staircase rising to the first floor and door way to:.

Kitchen

Double glazed window overlooking the garden patio area. Fitted with a single bowl sink with drainer and chrome flexible mixer tap. Integrated oven, space for fridge freezer and further appliances as well as plumbing for washing machine. The vendor has advised that both compact countertop dishwasher and washing machine will be included within the final sale price and will remain.

First Floor Landing

Grey laminate flooring. Loft access with drop-down ladder.

Bedroom

A generous double bedroom enjoying a south east facing rear aspect through a double glazed window. Fitted carpet(2025), built-in wardrobe and airing cupboard housing the hot water cylinder together with a solar diverter system both installed in 2023. air conditioning providing heating and cooling for year-round comfort.

Bathroom

Recently refurbished and fitted with a modern white suite comprising WC, wash hand basin with storage beneath and bath with overhead shower and rainfall shower. Grey laminate flooring and double glazed window.

Loft

Accessed via a drop-down ladder, the loft benefits from approximately 400mm of insulation and is partially boarded, providing useful storage space. Also houses the solar inverter and substantial 12kWh battery storage system. The solar installation was completed in 2023 and benefits from MCS Certification, enabling to receive payments for surplus electricity exported back to the National Grid. (potential buyers are advised to conduct their own research on this)

Outside

To the front, the property benefits from private off-road parking together with an EV charging point, The generous garden with its southerly aspect is perfect for entertaining with a large patio seating terrace and the reminder mainly to lawn with a garden shed for storage.



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welcome to

Mallard Way, Great Cornard, SUDBURY

- Exceptionally energy efficient home EPC A
- 3.2kW Solar Panel System with 12kWh Storage (Installed 2023)
- Air Source Heat Pump Heating & Air Conditioning (Installed 2023)
- EV Charging Point
- Large southerly aspect garden

Tenure: Freehold EPC Rating: A
Council Tax Band: A

offers in excess of
£190.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD111525 - 0003

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