

oakheart



£280,000

Mulberry Gardens, Great Cornard

A well presented and conveniently positioned three bedroom home located on a highly regarded and popular residential street on the fringe of Great Cornard a short distance from the widely recognised Thomas Gainsborough School and an abundance of further local amenities. This home in brief comprises of three well sized bedroom with ensuite facilities to the master bedroom, two off street parking spaces and a ground floor WC.

Upon approach home sits behind a neatly block paved driveway allowing off street parking for two vehicles. Entry is gained to a welcoming entrance hall. The lounge is located to the rear of this

home making a feature of an electric stove sat upon a black granite effect hearth with durable wood effect flooring and french style doors opening to the garden. The kitchen affords a contemporary finish offer a range of sleek grey floor and wall mounted units topped with wood effect work surfaces, integrated oven with four ring gas hob and stainless steel extractor fan, integrated fridge freezer and inset sink with chrome mixer tap overlooking the front aspect. Concluding the ground floor is the cloakroom comprising of a low level WC and was hand basin. To the first floor are three well sized bedrooms of which the principal bedroom benefits from ensuite facilities comprising of a corner shower suite with tiled

splashbacks, a low level WC and wash hand basin. Concluding the internal accommodation is the bathroom fit with a panel bath tub, low level WC and wash hand basin.

Externally this home enjoys and nicely proportioned rear garden offering two paved seating terraces with a central area laid to lawn. The garden further offers gated side access.

Call Oakheart today to arrange your viewing!

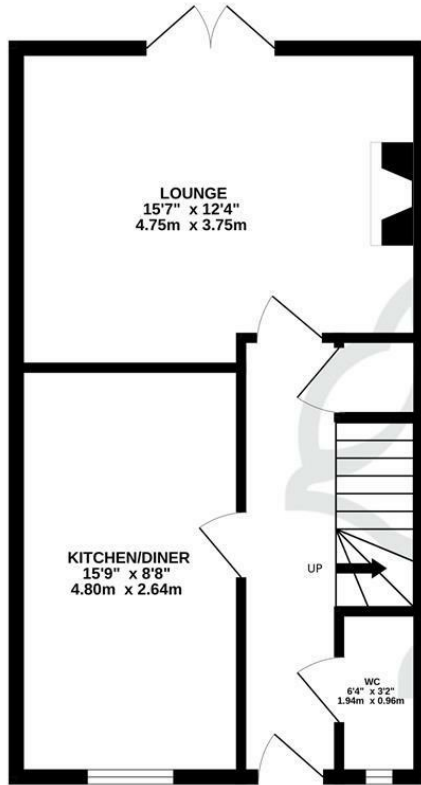




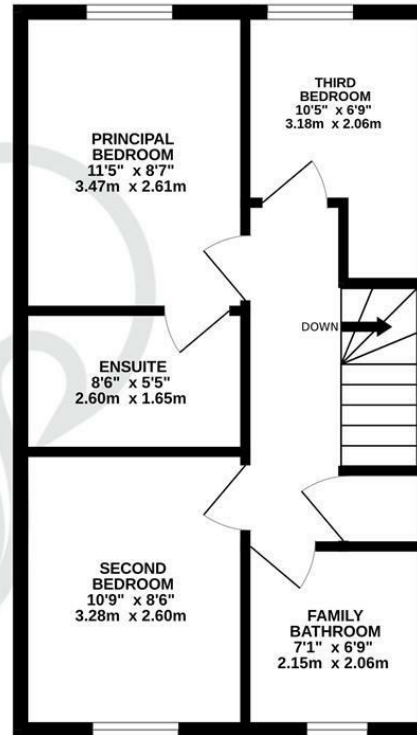




GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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