

oakheart



£250,000

Offers Over
Eldred Court, Great Cornard

Offered to market with NO ONWARD CHAIN is this immaculately presented modern three bedroom home located on the widely regarded Hedgerows development in Great Cornard. Offering nicely proportioned living accommodation throughout with a well sized garden, off street parking and a garage en bloc, this home isn't one to be missed!

Upon approach this property sits behind a neatly maintained lawned garden with a path leading to the front door. Entry is gained to the entrance hall laid with wood effect flooring and stairs rising to the first floor. The kitchen/diner affords a contemporary finish fit with a

range of sleek gloss white floor and wall mounted units topped with silver oak effect work surfaces, integrated oven with induction hob, inset stainless steel sink and drainer, grey tiled splash backs and door opening to the rear garden. The living room spans the depth of the property making a feature of an electric fireplace sat within an ornate red brick surround. The living room further enjoys spot lighting and french-style doors opening to the rear garden. To the first floor are three nicely sized bedrooms of which the principal and second bedrooms allow space to accommodate double beds whilst the principal bedroom further benefits from integrated storage space. Concluding the internal accommodation is the family

bathroom offering a partially tiled finish with mirrored feature wall, stylish free standing bathtub, low level WC and wash hand basin.

Externally this home offers a nicely sized rear garden mostly laid to lawn with a small paved area with path leading to a handy timber shed. This residence also offers a garage-en-block allowing for further off street parking or dry storage space.

Call Oakheart today to arrange your viewing!







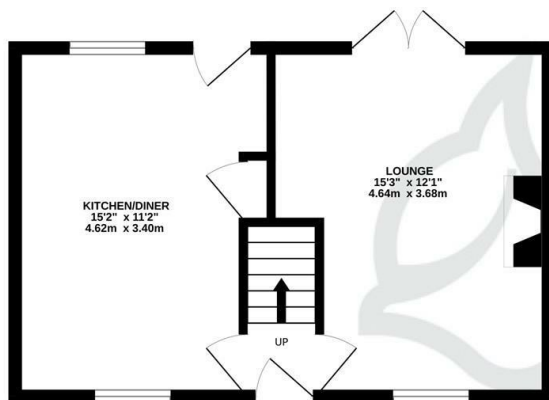


Local Authority:

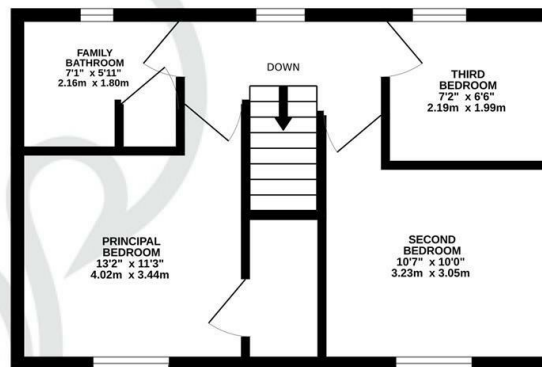
Tenure:
Freehold

Council Tax Band:
B

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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