

oakheart



£450,000

Guide Price
Head Lane, Great Cornard

£450,000 - £500,000 Offered to market with NO ONWARD CHAIN is this substantial, extended family home located on one of Great Cornard's most highly regarded roads. Boasting over 3000Sqft of accommodation space with four/five well sized bedrooms, generous off street parking, an annex and a swimming pool this home is not one to be missed!

Upon approach this residence sits behind a black paved driveway allowing off street parking for several vehicles. The parking extends around the side of the property allowing vehicular access via double gates to the rear if required. Entry is gained to a welcoming entrance hall with stairs rising to the first floor. Located at the front of the property is the drawing room featuring a bay fronted window allowing generous natural light flow. The lounge measures 23'9"

x 18'9" offering exceptional living space fit with a wood burning stove and french-style doors opening to the rear garden. The kitchen provides a traditional finish comprising of a range of panted wood effect floor and wall mounted units topped with stone effect work surfaces, a range style cooker with integrated extractor and tiled splash backs, inset ceramic sink and drainer unit with detachable mixer tap and side door opening to the garden. Neighbouring the kitchen is the dining area with french-style doors opening to the garden. To the first floor are four impressively sized bedroom, of which the principal suite enjoys a vaulted ceiling and ensuite comprising of a corner bath, low level WC and wash hand basin. The fourth bedroom has stairs rising to the attic room offering further versatile accommodation space.

The garden is generous in size commencing with a paved seating terrace leading to an expanse of lawn. To the rear of the garden is further paving and an outdoor swimming pool adjacent to the self contained annex/pool room. This space features a kitchenette, living area with sauna and a fifth bedroom

Call Oakheart today to arrange your viewing!

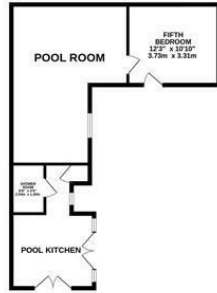




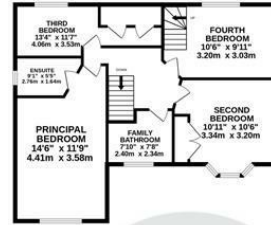




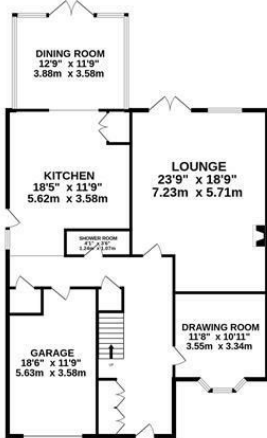
GROUND FLOOR
2232 sq ft. (207.3 sq.m.) approx.



1ST FLOOR
859 sq ft. (79.0 sq.m.) approx.



LOFT ROOM
199 sq ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 3290 sq.ft. (305.6 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:
E

Energy Efficiency Rating

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

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