

oakheart



£350,000

Offers In The Region Of  
Freestone Way, Great Cornard

Occupying a pleasant position on a widely regarded residential street in the well serviced village of Great Cornard is this immaculately presented three bedroom detached home. Enjoying bright and welcoming living space throughout out, ensuite facilities to the principal bedroom, off street parking and a garage, this property makes for the perfect family home!

Upon approach this home sits behind a neatly maintained frontage laid with slate chippings enclosed by shrubs with a block paved driveway to the side. Entry is gained to a bright and welcoming entrance hall with stairs rising to the first floor. The living room spans

the depth of the property. This bright and airy space enjoys plentiful natural light flow from dual aspect windows and french-style doors opening to the rear garden. The kitchen has been recently updated by the current owners offering a prestigious finish fit with a range of painted solid wood floor and wall mounted units topped with stone work surfaces, integral oven with induction hob, butler-style sink with chrome mixer taps and stone splash back. Neighbouring the kitchen is the utility area providing further work surface and storage space with door opening to the rear garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are three bedrooms, of which the principal

and second bedrooms allow space for double beds. The principal suite further enjoys ensuite facilities and integrated wardrobe space. The family bathroom provides a partially tiled finish fit with a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden commences with a paved seating terrace that furthers to an expanse of lawn bordered by a variety of shrubs and plants. To the rear of the garden is a decking area allowing for further external seating.

Call Oakheart today to arrange your viewing!







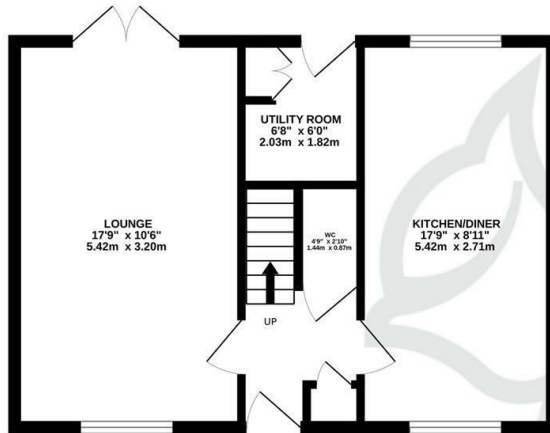


Local Authority:

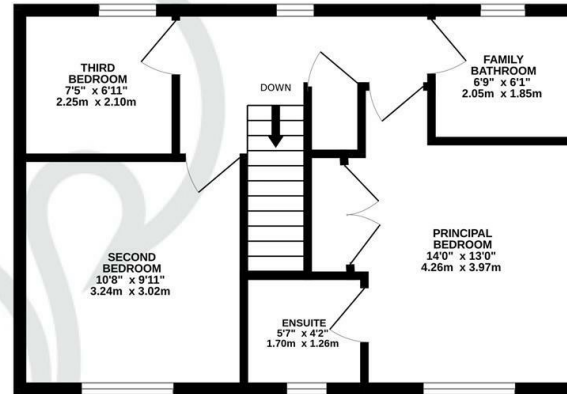
Tenure:  
Freehold

Council Tax Band:  
C

GROUND FLOOR



1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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