

oakheart

£300,000

Offers In The Region Of
Heckford Road, Great Cornard

Offered to market with NO ONWARD CHAIN occupying a favourable position overlooking greensward on a widely regarded development in Great Cornard, a short walking distance from local schools and amenities is this immaculately presented three bedroom family home. With flexible and contemporary accommodation set across three floors, off street parking and ensuite facilities to the principal bedroom, this home is not one to be missed!

Upon approach this home sits neatly behind a well maintained greensward with a neatly maintained shrub planted frontage. Entry is gained to the entrance hall with stairs rising to the first floor. The

kitchen is fit with a range of sleek gloss white floor and wall mounted units finished with stone effect work surfaces, integrated oven with four ring gas hob, stainless steel extractor fan, inset stainless steel sink with chrome mixer tap and space for a washing machine. Neighbouring the kitchen is the sitting room allowing access to a generous under stair storage space and french style doors providing access to the rear garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. The first floor offers two double bedroom with the second bedroom spanning the width of the property and a study space with stairs raising the the second floor. The principal bedroom spans the entire

second floor benefitting from integrated wardrobe space and ensuite facilities boasting a contemporary tiled finish comprising of a low level WC, wash hand basin and shower cubicle.

The rear garden commences with a paved seating area that leads on to an expanse of lawn enclosed by a variety of established shrubs and plants creating tranquil external setting. To the rear of the garden is off street parking for two vehicles.

Call Oakheart today to arrange your viewing!

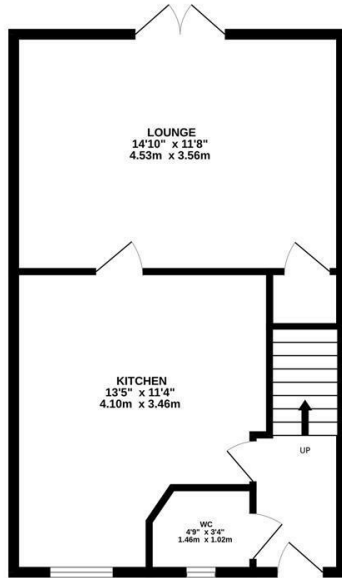




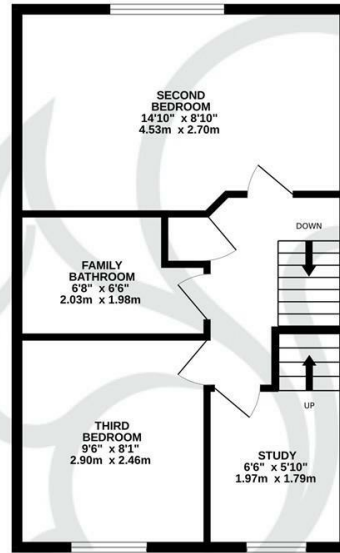




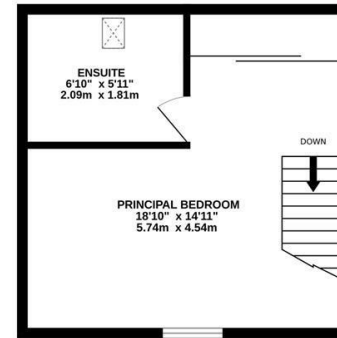
GROUND FLOOR



1ST FLOOR



2ND 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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Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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