

Oakheart



£270,000

Offers Over  
Raydon Way, Great Cornard

Located on a popular residential street and fronting onto greensward in the well serviced Suffolk village of Great Cornard is this impressively appointed four bedroom family home. Enjoying spacious accommodation throughout with four bedrooms, two reception rooms and a nicely appointed garden, this property is not one to be missed!

Upon approach this home sits behind a neatly maintained shingled frontage enclosed by picket fencing. Entry is gained to a welcoming entrance hall with stairs rising to the first floor and integral storage space. The lounge spans the depth of the property enjoying good

natural light flow from dual aspect windows and sliding doors opening to the rear garden. The kitchen enjoys a traditional finish fit with a range of gloss floor and wall mounted units topped with stone work surfaces complete with stone breakfast bar, raised enamel sink and drainer unit with chrome mixer tap and plumbing for a dishwasher. Neighbouring the kitchen is the dining room with views over the front aspect. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are four well proportioned bedrooms, of which the principal suite enjoys dual aspect windows and integral wardrobe space. The third bedroom also benefits from dual aspect windows. the family

bathroom provides a fully tiled finish comprising of a low level WC, vanity unit and panel bath tub.

The rear garden is predominantly laid to lawn with a paved seating terrace, ideal for Summer BBQs! To the rear of the garden is a timber work space and separate timber shed.

Call Oakheart today to arrange your viewing!









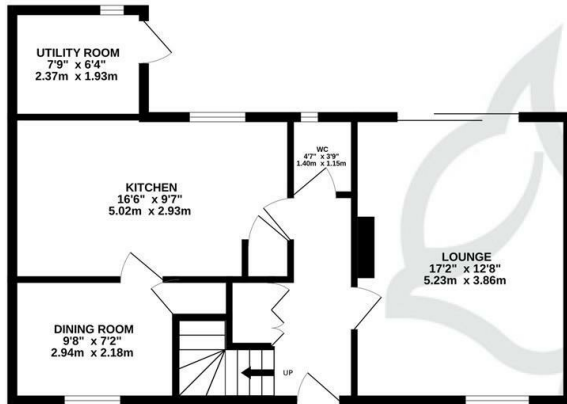
oakheart

Home  
Our home is a place where  
happiness is shared.

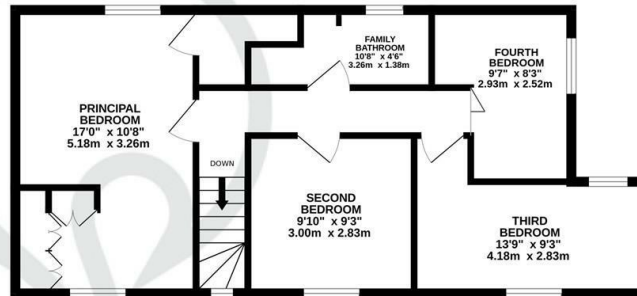
HOME



GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	78
(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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