

oakheart



£550,000

Offers Over  
Brands Close, Great Cornard

A substantial and versatile four bedroom detached family home occupying a favourable position on the widely regarded Hedgerows estate in Great Cornard. This home is located within close walking distance to local schooling offering a self contained annex, four double bedrooms, off street parking and a well landscaped rear garden making for the ideal family home.

Upon approach this property is positioned behind a block paved driveway allowing off street parking for several vehicles. Entry is gained to a welcoming entrance hall with stairs rising to the first floor. The lounge/diner spans the depth of the property enjoying plentiful natural light flow from a bay fronted window and french style doors opening to the rear garden. The kitchen enjoys a traditional finish fit with a range of wood effect base units topped with black

stone effect work surfaces, integral eye level oven, four ring gas hob, white tiled splash backs, integrated fridge freezer and a ceramic sink and drainer units with chrome mixer taps overlooking to rear garden. The kitchen furthers to an internal hallway allowing access to the annex and garage. To the first floor are four well sized double bedrooms. The principal bedroom further offers ensuite facilities comprising of a shower cubicle, low level WC and wash hand basin. The family bathroom comprises of a panel bath, corner shower cubicle, low level WC and vanity unit.

The annex allows for completely self contained living space offering an abundance of versatility featuring a living area, kitchenette, shower room and bedroom complete with generous integral storage space.

The rear garden has been well landscaped commencing with a large paved seating terrace that leads to an area of lawn bordered by various shrubs. To the rear of the plot is a raised decking area with a timber shed for external dry storage space.

Call Oakheart today to arrange your viewing!

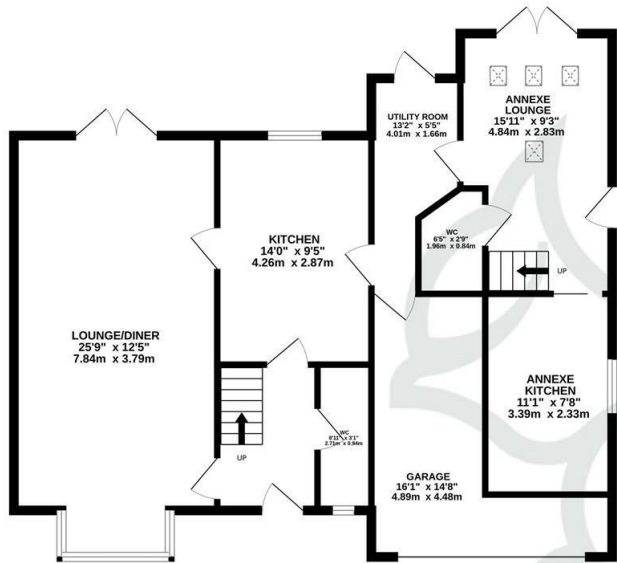




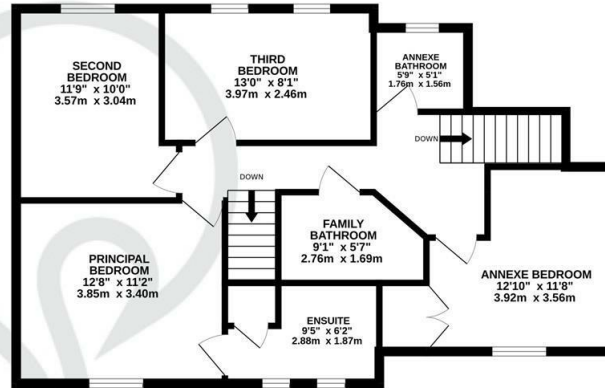




GROUND FLOOR  
974 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.7 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:  
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	77	
(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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