

oakheart

£400,000

Offers In The Region Of
Dove House Meadow, Great Cornard



NO ONWARD CHAIN Located on a highly regarded and desirable development on the fringe of Great Cornard is this three bedroom town house. Overlooking the River Stour, the property sits within short proximity to bus routes and walking distance to Sudbury train station via the Stour Valley path. The property itself sits over three floors and consists of two reception rooms, three double bedrooms of which all link to en-suite facilities. With a contemporary kitchen/breakfast room, built in storage throughout, a downstairs WC and enhanced with a well landscaped rear garden and off road parking via a garage and driveway.

Internally, entry is gained through an entrance hall with built in storage including a large cupboard and understairs storage. To the left sits one of the two reception rooms, with the dining room providing a window to the front. Leading to the kitchen/breakfast room, fitted with a range of sleek white units, oak-style countertops, an integrated double oven and rear access. The ground floor is completed with a downstairs WC. To the first floor sits the main hub of the home, with the lounge enjoying dual aspect windows, a fireplace feature and neutral carpeting and with the third bedroom benefitting from a built in wardrobe with sliding doors and linking to the Jack and Jill bathroom suite. Sitting on the second floor is the

master and second bedrooms, both generous doubles and both enhanced with en-suite shower rooms.

To the rear, the property consists of a well landscaped rear garden, mainly lawn laid with an area of patio ideal for outdoor seating. Call Oakheart today to arrange a viewing!

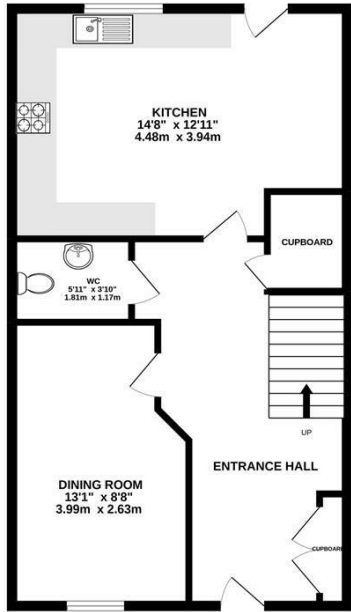




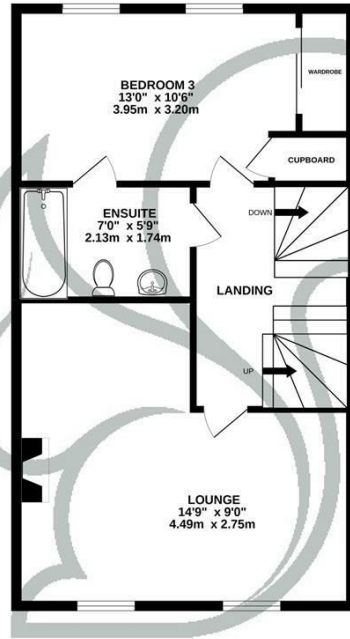




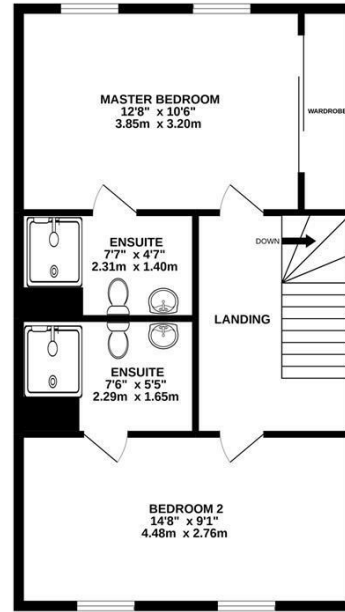
GROUND FLOOR



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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(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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