

oakheart



£450,000

Offers In The Region Of
Lionel Hurst Close, Great Cornard



An immaculately presented and high specification four bedroom family home nestled away at the bottom of a quiet cul-de-sac on the widely regarded Hedgerows development in Great Cornard. Positioned a short walking distance from local schooling, amenities and walks, this home makes for the ideal family home.

Upon approach this home sits behind a generous driveway allowing off street parking for several vehicles. Entry is gained to a bright and welcoming entrance hall leading to the open planned kitchen/dining area that forms undoubtedly the central hub of this home. The kitchen features a range of sleek grey floor and wall mounted units

topped with marble effect work surfaces and breakfast bar. The kitchen enjoys integrated Neff wifi oven, four ring ceramic hob with extractor fan, integral fridge/freezer, inset sink and drainer unit and chrome mixer tap with boiling water functionality. Neighbouring the kitchen is the dining area, this great social space offers generous natural light flow and french-style doors opening to an external seating terrace. Further to the kitchen is the utility area providing further work surface and storage space with an integrated freezer and granting access to the cloakroom comprising of a low level WC and wash hand basin. Concluding the ground floor is the main living room enjoying views over the front aspect. To the first floor are four

bedrooms, of which the principal suite enjoys ensuite facilities comprising of a shower unit, his & hers vanity unit and a low level WC. The family bathroom enjoys a partially tiled finish fit with a panel bath with shower over the tub, low level WC and vanity unit.

Externally, this home features a well landscaped rear garden, mostly laid with paving slabs with a central section of lawn. The garden further features a 24' x 12' workshop allowing for further versatile accommodation space that could be utilised as a workshop, home gym or study.

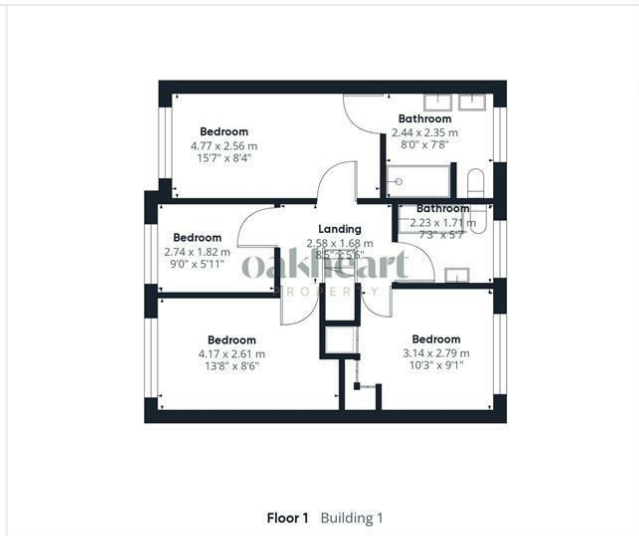
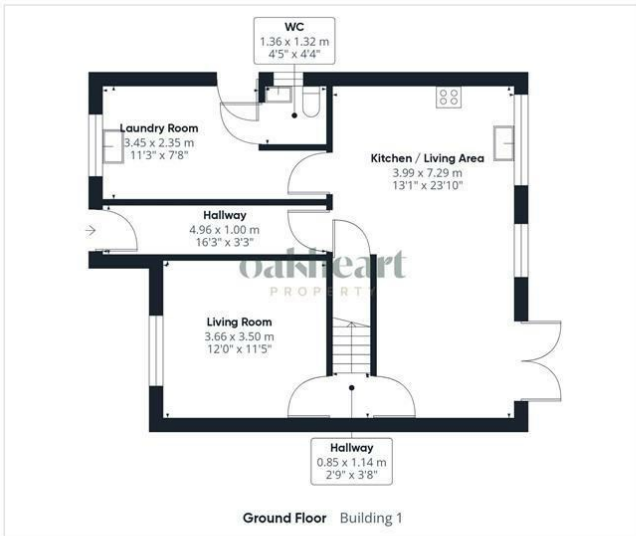
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Approximate total area¹⁾
136.76 m²
1472.12 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(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	

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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