

oakheart



£270,000

Offers In The Region Of
Kempson Drive, Great Cornard



Occupying a favourable position on a sought after residential street within convenient walking distance of an abundance of local schooling, shops and amenities is this impressively proportioned three bedroom end of terrace property. This home enjoys spacious accommodation throughout with off street parking, an integral garage and low maintenance rear garden.

Entry to this home is gained to an internal entrance hall allowing space for storing coats and shoes. The kitchen is located at the front of the property offering a traditional finish fir with a range of white floor and wall mounted units topped with blue countertops, an

integral oven with electric hob, integrated extractor fan, inset stainless steel sink and drainer unit and white tiled splash backs. The lounge/diner is located at the rear of the property. This bright and airy room enjoys plentiful natural light flow from dual aspect windows and sliding doors that open to the garden. Concluding the ground floor is a cloakroom comprising a low level WC and washhand basin. To the first floor are three well appointed bedrooms. The principal bedroom benefits from generous integral wardrobe space. The wet room provides further spacious proportions allowing room to adapt and modify as necessary. The property also makes use of an integral garage providing additional storage space or the versatility to

convert into a further reception room.

The low maintenance rear garden commences with a paved seating terrace that furthers to a shingled area surrounded by a variety of established shrubs and plants. To the rear of the garden is a timber shed providing further dry storage space.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area^m

80.21 m²
863.33 ft²

Reduced headroom

1.22 m²
13.15 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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