

oakheart

£275,000

Offers In The Region Of  
Grace Farrant Road, Great Cornard



Welcome to this delightful three-bedroom semi-detached property located on the sought-after Woodlands Rise development in Great Cornard. This modern home offers a perfect blend of comfort and convenience, making it an ideal choice for families, couples, or professionals.

The heart of the home is the stylish kitchen/diner, featuring contemporary fixtures and fittings. This space is perfect for both everyday meals and entertaining, with ample counter space and modern appliances. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living areas and providing

a perfect setting for summer barbecues and gatherings. The lounge is a spacious area designed for relaxation and socialising. Large windows allow natural light to flood the room, creating a bright and welcoming atmosphere. Concluding the ground floor is the WC offering a low level WC and wash hand basin. Upstairs, you will find three well-proportioned bedrooms. The two double bedrooms offer generous space for rest and relaxation, while the single bedroom can serve as a child's room, guest room, or a home office, catering to your needs. The family bathroom comprises of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden is a delightful outdoor space, perfect for gardening enthusiasts or those who enjoy spending time outside. It provides a private area for relaxation and play, making it an ideal extension of the living space. This property also benefits from off-street parking, offering convenience and peace of mind for homeowners and visitors alike.

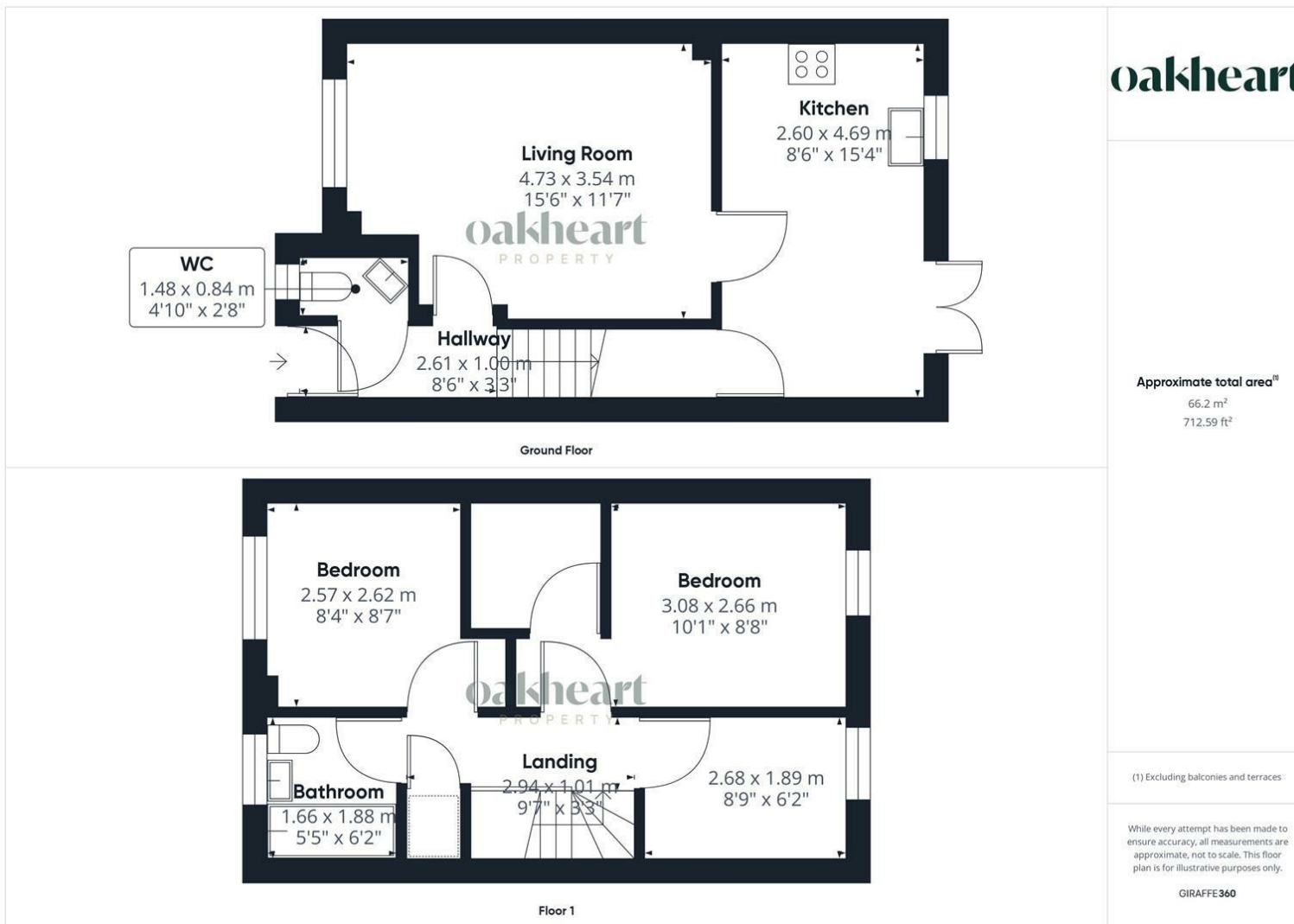
Call Oakheart today to arrange your viewing!











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Approximate total area<sup>(1)</sup>  
66.2 m<sup>2</sup>  
712.59 ft<sup>2</sup>

(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:  
B

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(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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