

oakheart



£850,000

Offers In The Region Of
Upper Road, Little Cornard, Sudbury



Oakheart are proud to present to the market, located in the serene Upper Road of Little Cornard, this impressive detached house offering a tranquil retreat within easy reach of Sudbury's conveniences. Boasting a spacious layout, this property is a haven for those seeking generous living spaces and accommodation.

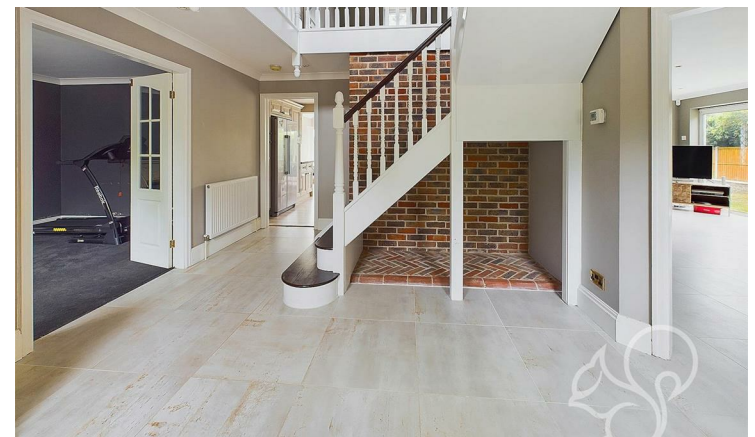
Upon entering, you are greeted by a large entrance hall, two expansive reception rooms, one featuring a beautiful fireplace,

and a cloakroom. The inclusion of a study also provides the perfect space for those working from home. The heart of the home lies in the spacious kitchen/breakfast room, complemented by a utility room for added convenience.

Venturing upstairs to the further two floors on offer, you will find an impressive landing, five double bedrooms and three bathrooms, ensuring ample space for the whole family or visiting guests.

Externally, a detached double garage and ample off-road parking provide practicality for multiple vehicles. A passageway to the side then leads to the rear garden, designed with low maintenance in mind, featuring a blend of lawns, pebbled areas, and terracing. A substantial pergola covers a large paved terrace, perfect for al fresco dining.

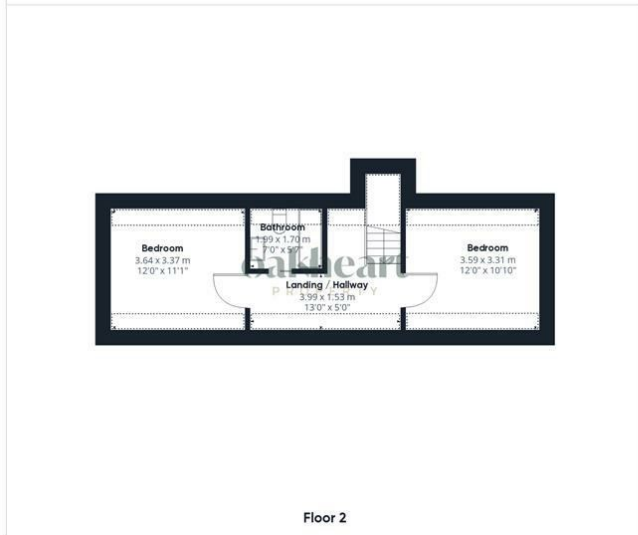
This property in Little Cornard is a rare find, offering a harmonious blend of tranquillity and modern living. Don't miss the opportunity to make this house your home and experience the best of countryside living within reach of urban amenities.











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Approximate total area¹⁾

226.67 m²
2439.86 ft²

Reduced headroom

10.83 m²
116.57 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:

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>		
	49	63
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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