

oakheart



£500,000

Offers Over  
Chaplin Walk, Great Cornard



An attractive and favourably positioned four bedroom detached family home located on a quiet and sought after residential street within the widely regarded Hedgerows development in Great Cornard. Offering generous internal accommodation space, off street parking for multiple vehicles and a well landscaped rear garden backing onto open green space, this home is not one to be missed.

Upon approach this residence is located behind a generous and neatly maintained frontage featuring a block paved driveway allowing off street parking for up to five cars. Entry is gained to a bright and welcoming entrance hall with under stair storage space and stairs

rising to the first floor. The living room is located to the front of the property making a feature of an electric stove with cream surround and seamlessly flows into the dining area. Neighbouring the dining room is the sun room enjoying panoramic views over the rear garden. The kitchen offers a contemporary finish complete with a range of sleek floor and wall mounted units topped with wood effect counter tops, breakfast bar, space for a Rangemaster style cooker with integral extractor hood, integrated wine cooler and a ceramic sink and drainer unit with stylish mixer tap. The utility area provides further storage and countertop space fit with a butler style sink and door allowing access to the rear garden. The study provides versatile

accommodation space for work or relaxation. To the first floor are four well sized bedrooms. The principal suite benefits from ensuite facilities comprising of a shower unit, low level WC and wash hand basin. The family bathroom serves the second, third and fourth bedroom comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

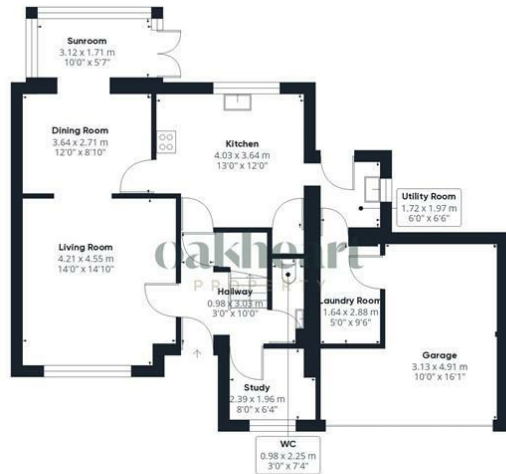
The well landscaped rear garden is the perfect space for a keen gardener featuring a range of established plants and shrubs, timber shed, a computerised irrigation system and a shingled area ideal for al fresco dining or Summer BBQs.











Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

144.22 m<sup>2</sup>  
1552.37 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:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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