

oakheart

£520,000

Canhams Road, Great Cornard



Oakheart are delighted to present to the market, situated on Canhams Road, this truly remarkable 4-bedroom semi detached home. Briar Cottage has been meticulously designed and renovated throughout, boasting two impressive reception rooms, a private landscaped rear garden, four generous bedrooms, including an outstanding master suite.

Step inside to find an entrance porch for shoes and coats, leading into the snug lounge with the focal point being the impressive inglenook fireplace and bay window to the front. The heart of this home is the 30 ft long kitchen/family room, complete with yet

another inglenook fireplace, vaulted ceiling, bi fold doors to the rear garden and access to a utility room/cloakroom. The house is adorned with period features throughout, in keeping with the cottage style.

To the first floor, you are greeted by two double bedrooms to the front, a single bedroom/study, a recently modernised bathroom suite, and finally the master bedroom suite. The master is a focal point of its own, with its seamless flow into both a dressing area and en suite, built in wardrobes, juliet balcony, and beams.

Outside, a private, landscaped rear garden offers a peaceful retreat,

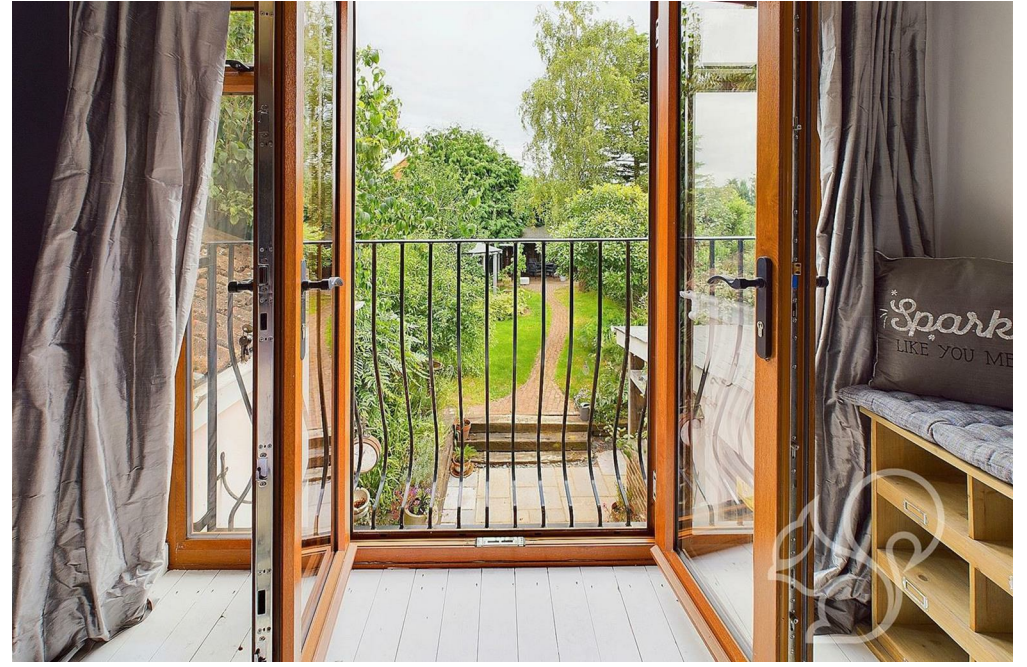
with two pergola shelters, a green house, bin and log storage, and a large cabin, as well as access to the side and access to the garage. To the front, the property benefits from a driveway for multiple vehicles.

Conveniently located in Great Cornard, you'll find yourself within easy reach of schools, shops, and local amenities. With a branch rail link to London Liverpool Street from Sudbury and via Marks Tey, this home seamlessly combines tranquility with accessibility.

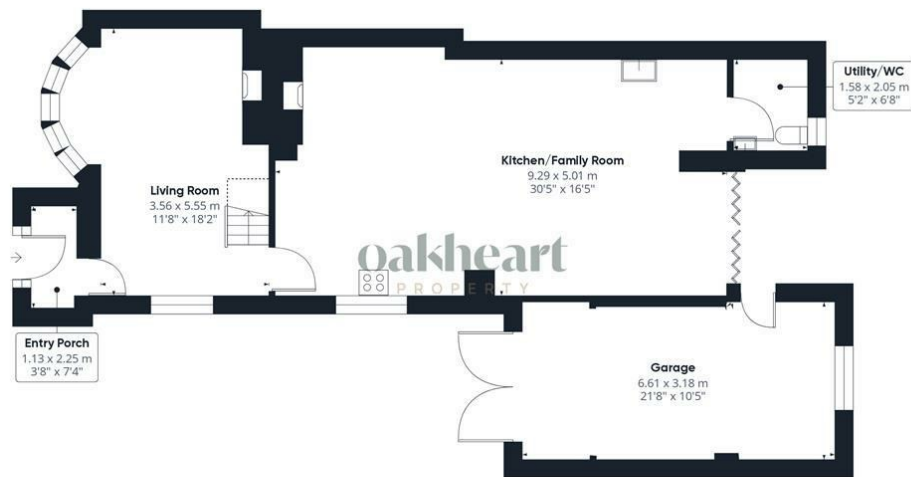
Offered for immediate sale, with No Onward Chain, don't miss the opportunity to make this beautiful property your own.



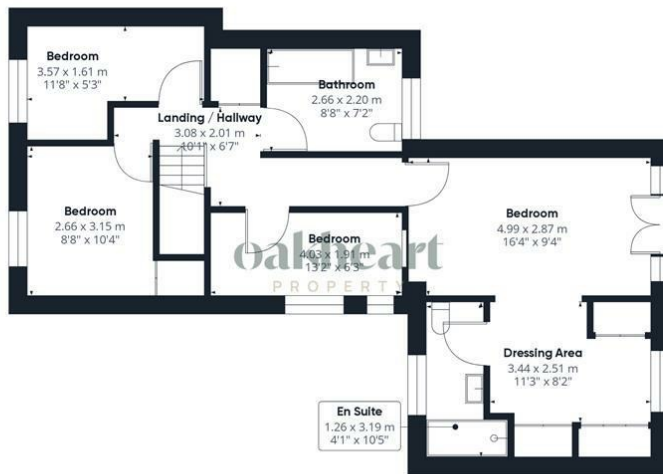








Ground Floor



Floor 1

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Approximate total area⁹⁾

159.7 m²
1719 ft²

Reduced headroom

1.17 m²
12.59 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Babergh

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		79
(69-80) C	68	
(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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