

oakheart



£400,000

Offers In The Region Of
Grace Farrant Road, Great Cornard



A well appointed and conveniently positioned four/five bedroom family home located on the widely regarded Woodlands Rise development in Great Cornard. Offered to market with NO ONWARD CHAIN, this home offers versatile internal accommodation space, off street parking for four cars and a south facing rear garden.

At the front of the property, the inviting living room is an ideal space for relaxation, with large windows allowing plenty of natural light. To the rear, the heart of the home is the expansive kitchen/diner, featuring a range of floor and wall mounted units topped with wood effect work surfaces, an integral oven, four

ring electric hob, stainless steel extractor fan, inset sink and drainer unit and french-style doors opening to the rear garden. Off the dining area is a versatile study, which can easily serve as a fifth bedroom, home office, or playroom, offering flexibility to suit your needs. Completing the ground floor is a convenient WC offering a low level WC and wash hand basin.

Upstairs, there are four well-proportioned bedrooms, three of which are spacious doubles. The principal bedroom benefits from its own ensuite. Concluding the internal accommodation is the family bathroom comprising of a panel bath with shower over the tub, a low level WC and a wash hand basin.

Externally, the south facing rear garden commences with a functional paved seating area that furthers to an area laid to lawn. To the rear of the garden is a sizeable timber cabin allowing for external dry storage space.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area[®]

102.2 m²
1100.07 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(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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