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£180,000

Dove House Meadow, Great Cornard

A deceptively spacious top floor apartment forming part of the highly regarded Dove House Meadow situated on the fringe of Suffolk countryside and the River Stour. This sizeable two bedroom property boasts an en-suite and bathroom, ample built in storage space and a wonderful open plan kitchen / living room!

The Dove House Meadow development occupies a beautiful situation on the edge of the River Stour with views towards Henny over the fields beyond. It is well known for its River Stour path that offers strolls along the river to the Train Station, Leisure Centre and Waitrose in the Town Centre of Sudbury.

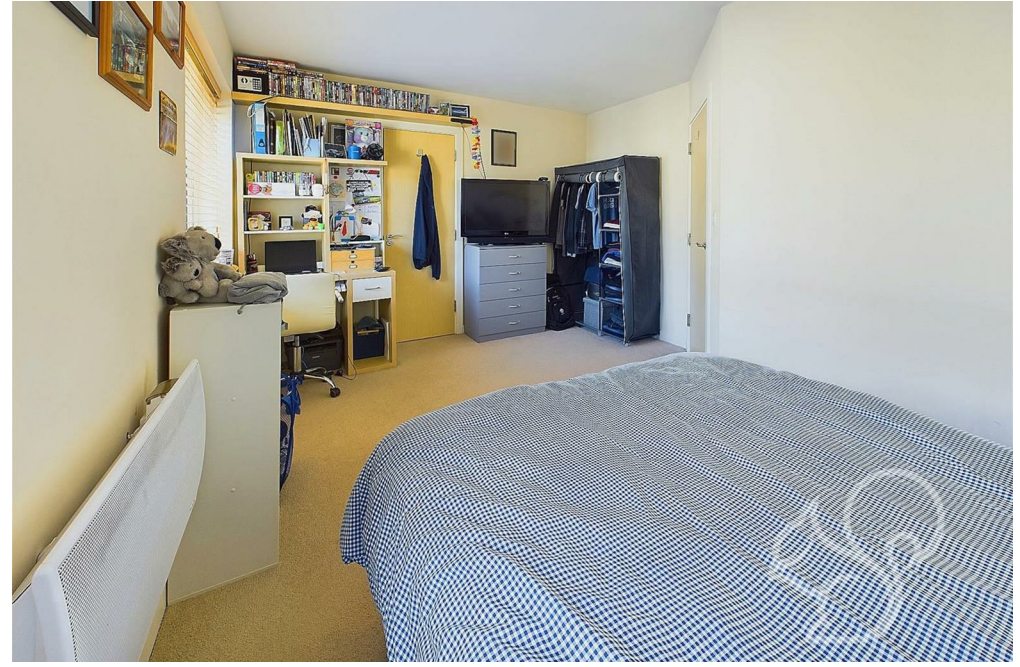
This well presented residence offers a wealth of bright living accommodation on the top floor of this attractive block of apartments finished in buff yellow brick. The entrance hall is pleasantly sized with the bonus of two fitted storage cupboards, it leads to two bedrooms, the bathroom and open plan living area. The kitchen is open plan and well integrated with the main living space. It is an efficient space with plentiful work surface in addition to storage and low and eye levels. To maximise storage there are pan rails under the eye level units and wall racking aside the fridge freezer. Further features include, a stainless steel sink and drainer unit, stainless steel hob splash back, four ring hob, inset low level oven and bright

spot lighting. Creating a wonderful space to entertain the lounge is seamlessly integrated with the kitchen offering the versatility of a four seater dining table and three sofas!

Both bedrooms are nicely presented and generous in size with carpeted flooring, double glazed windows and electric radiator heating. The second bedroom enjoys sole use of the bathroom whilst the master bedroom boasts its own en-suite shower room. This is the ideal first time home and one that definitely has to be seen to be appreciated! Call Oakheart Sudbury to book your viewing today.

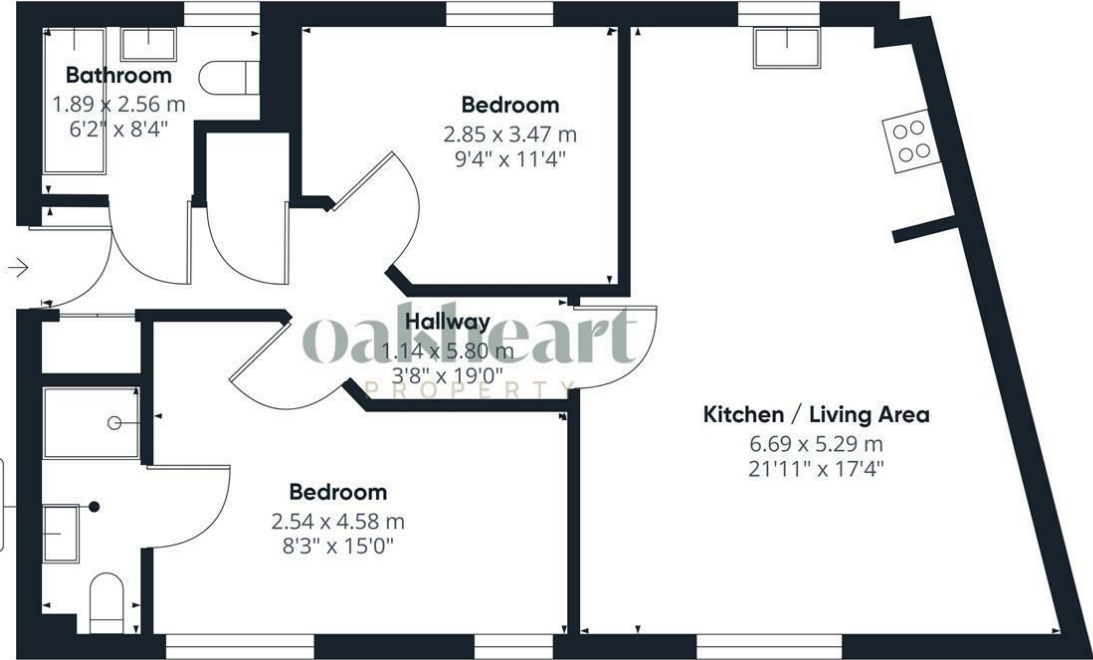








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Approximate total area[®]
67.32 m²
724.63 ft²

(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:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 80 |
| (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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