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£175,000

Offers Over
Dove House Meadow, Great Cornard



Situated within Dove House Meadow, is this deceptively spacious first-floor flat offering a delightful blend of comfort and modern living. Built in 2006, this well-presented residence features two generously sized bedrooms and two bathrooms, making it an ideal choice for first-time buyers and investors alike.

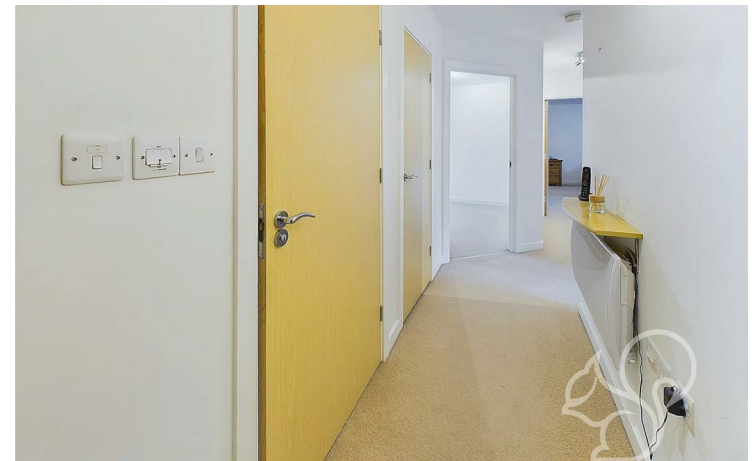
As you enter, you are greeted by a pleasantly sized entrance hall, complete with two fitted storage cupboards, providing ample space for your belongings. The heart of the home is the open-plan kitchen and living area, designed for both relaxation and entertaining. The kitchen is well-equipped with plentiful work surfaces, integrated

storage solutions, and modern appliances, including a stainless steel hob and oven.

The living area is bright and inviting, offering enough room for a four-seater dining table and comfortable seating arrangements. Both bedrooms are tastefully presented, featuring carpeted flooring and double-glazed windows that fill the rooms with natural light. The master bedroom benefits from an en-suite shower room, while the second bedroom has convenient access to the main bathroom.

Situated on the edge of the stunning Suffolk countryside and the River Stour, this property enjoys beautiful views over the fields towards Henny. The development is well-known for its scenic River Stour path, which provides lovely strolls to the nearby train station, leisure centre, and the bustling town centre of Sudbury, where you will find a Waitrose and various amenities.

With parking for one vehicle and a wealth of bright living accommodation, this flat is a must-see. Contact Oakheart Sudbury today to arrange your viewing and discover the charm of this exceptional property.







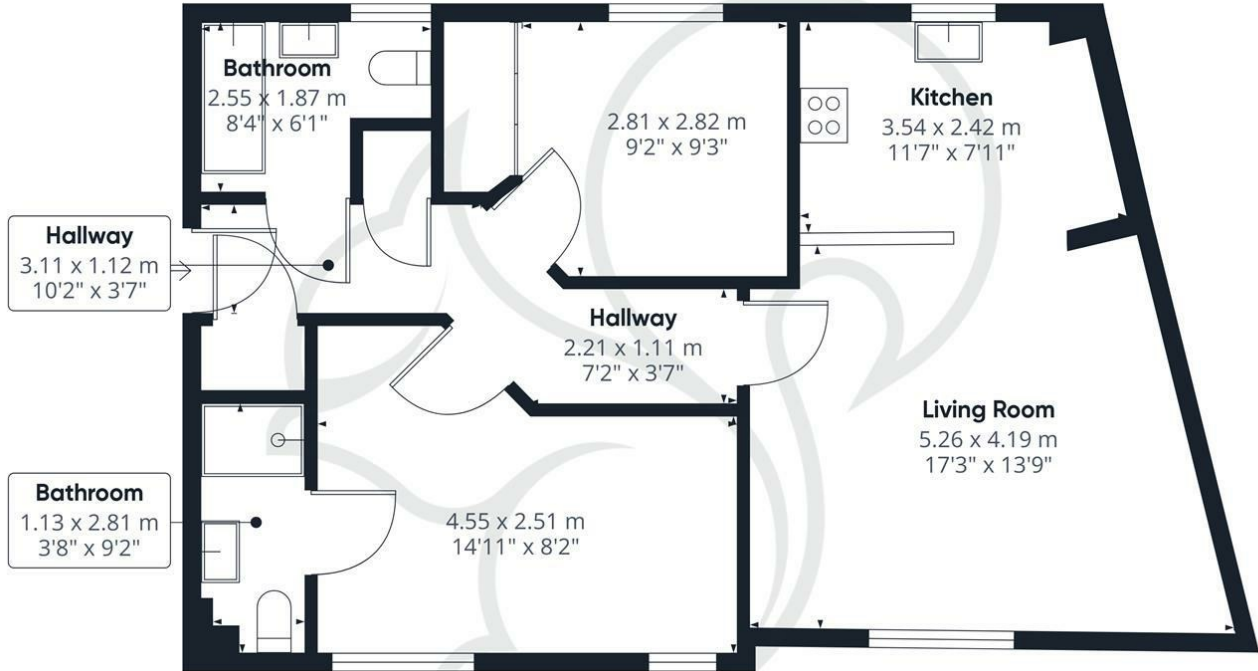


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Local Authority:
Babergh

Tenure:
Leasehold

Council Tax Band:
B



Approximate total area[®]
66.75 m²
718.5 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

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>		
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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