

oakheart



£355,000

Offers In The Region Of
Kilby Way, Great Cornard

Sit on a corner plot within the modern development of Woodland Rise is this contemporary style three-bedroom semi-detached property with a newly built single garage.

The house is within the popular village of Great Cornard, a short distance from the market town of Sudbury and benefitting from a range of local facilities including schooling, a doctors surgery and Great Cornard Country Park. Internally the property consists of an impressive reception room, a modern fitted kitchen/diner with two double bedrooms, of which the master boasts en-suite facilities, a third single and a family bathroom suite. Additionally offering a

downstairs WC, a well landscaped rear garden providing an outbuilding boasting power and heating as well as ample off-road parking via a garage, a private driveway and visitors parking.

Entry is gained via a separate hallway with WC to the immediate right. Adjacent is the hub of the home, the lounge offers neutral carpeting with double doors to the kitchen/diner. Fitted with integrated appliances including an oven/hob, fridge/freezer, dishwasher and washing machine, the modern kitchen provides sleek cream units with french-style double doors to the rear garden, straight onto the patio area enhanced with a pergola. Sitting on the first floor is

the three bedrooms, of which the master boasts an en-suite shower room with a corner shower unit. Complete with a modern three-piece bathroom suite including a bath over shower.

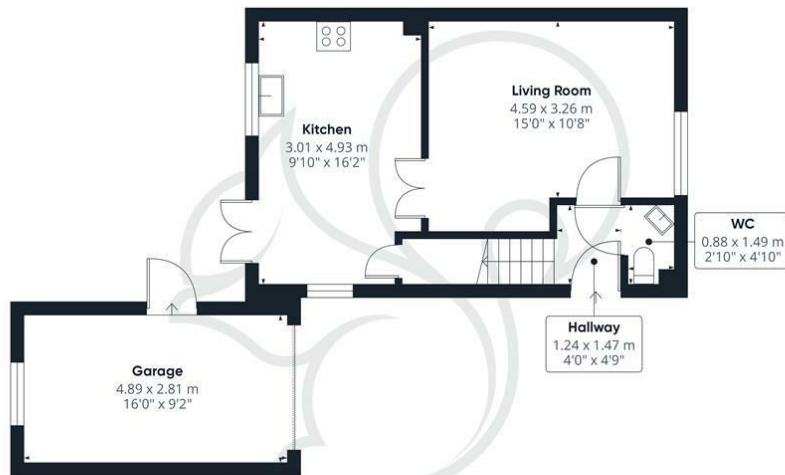
To the rear of the property is an enclosed rear garden, fence panelled with patio and lawn areas ideal for socialising in the upcoming warmer months. Boasting an outbuilding, carpeted with power, heating and currently utilised as a bar! In addition the garden has space for a hot tub area and a personnel door into the newly constructed single garage. Call Oakheart today to arrange a viewing!



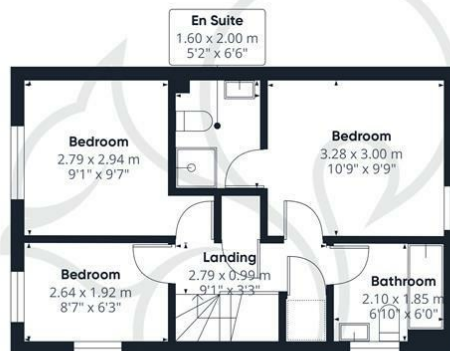








Ground Floor



Floor 1

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Approximate total area⁹⁹
84.8 m²
912 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:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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