

oakheart



£500,000

Offers In The Region Of
Bures Road, Great Cornard

Occupying a favourable position on the fringe of Great Cornard, a short distance from an abundance of local schooling and amenities is this well presented and generously proportioned four bedroom detached home. Featuring four well sized bedrooms with ensuite facilities to the principal suite, ample off street parking and a garage, this property makes for the ideal family home.

Upon approach this home sits behind a secure gated block paved driveway and well landscaped front garden, mostly laid to lawn enclosed by various neatly pruned shrubs. Entry is gained to an internal porch allowing space to hang coats and store shoes. The

porch further to a large welcoming entrance hall with stairs rising to the first floor. The kitchen/diner offers a traditional finish featuring a range of cream floor and wall mounted units topped with timber work surfaces, white tiled splash backs and a ceramic sink and drainer unit with chrome mixer tap overlooking the rear garden. A separate utility area allows further countertop space with a door opening to the rear garden. The living room is generous in size making a feature of a wood burning stove within a red brick surround. Concluding the ground floor is the sun room with french-style doors opening to the rear garden. Upstairs, this home offers four well sized bedrooms, of which the principal suite benefits from ensuite facilities. The family

bathroom enjoys a partially tiled finish comprising of a panel bath with shower over the tub, a low level WC and wash hand basin.

The rear garden commences with a block paved seating terrace that further to an area laid to lawn. To the rear of the garden is a timber shed allowing for external dry storage space.

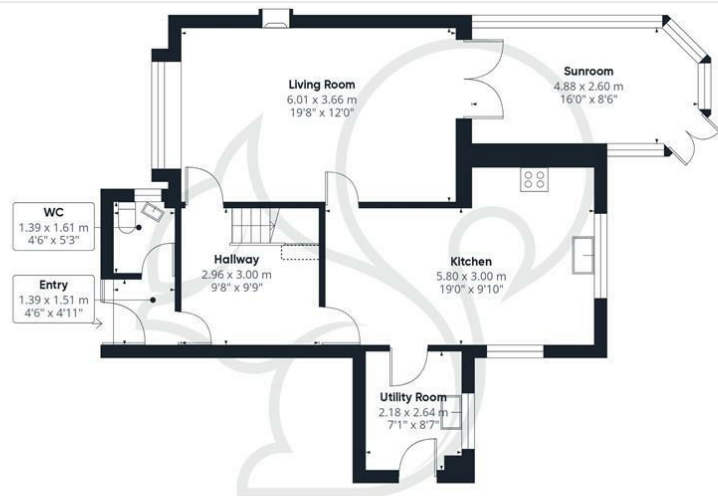
Call Oakheart today to arrange your viewing!



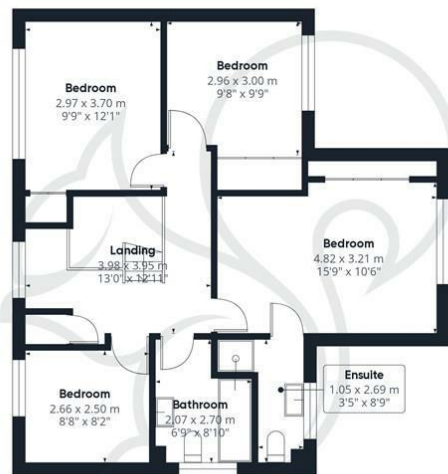








Ground Floor



Floor 1

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Approximate total area[®]

138.16 m²
1487.16 ft²

Reduced headroom

0.23 m²
2.49 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:

Tenure:
Freehold

Council Tax Band:
E

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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