

oakheart



£300,000

Guide Price

Wakelin Close, Great Cornard

Offered with NO ONWARD CHAIN and a guide price of *£300,000 - £325,000*. A beautifully presented, contemporary and deceptively spacious three bedroom semi-detached house offered for sale on the widely recognised Woodlands Rise development in Great Cornard. This home boasts a larger than usual plot size with off street parking for up to five vehicles, generous living space and ensuite facilities to the principal bedroom.

This stunning property is an ideal family house or first time purchase. It is in turn key condition throughout with great pride taken in the presentation and furnishing. The front door opens to reveal wood

effect flooring in the entrance hallway, providing access to the downstairs WC and the lounge. The living room has a window to the front aspect, a neutral decor and light carpeting. Perfect for those who enjoy entertaining, the lounge opens via double doors to the open plan kitchen diner creating a seamless transition of space. The kitchen features a contemporary finish comprising of a range of sleek floor and wall mounted units topped with stone effect work surfaces, an integral oven, four ring gas hob and an inset sink and drainer unit with chrome mixer tap. Upstairs, this home offers three bedrooms, of which the principal bedroom benefits from ensuite facilities comprising of a shower cubicle, low level WC and wash hand

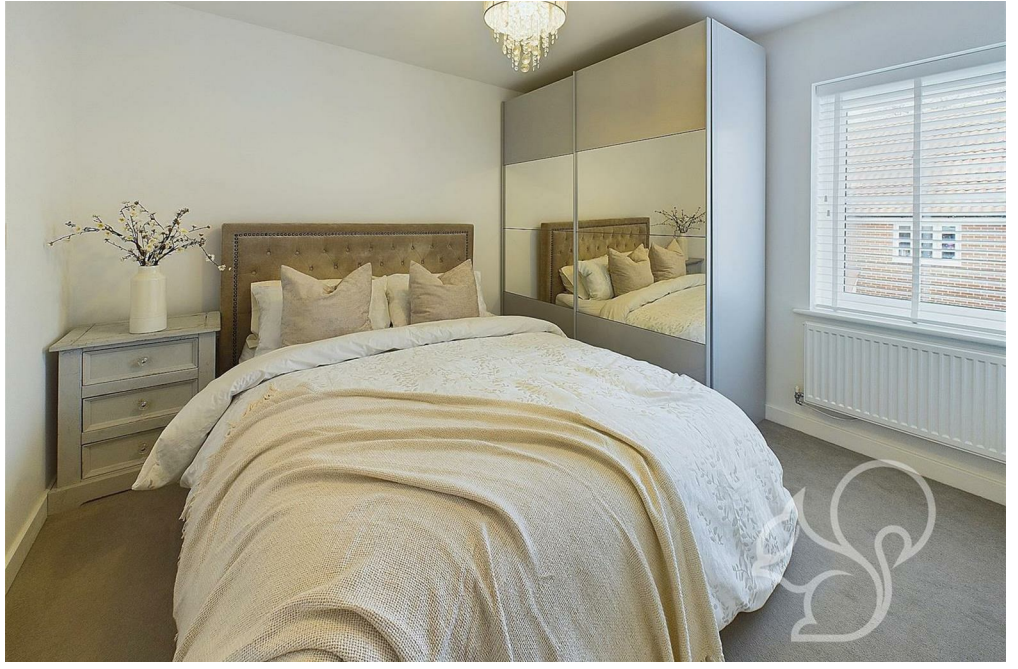
basin. The second and third bedrooms are serviced by the family bathroom, featuring a partially tiled finish comprising of a panel bath with shower over the tub, a low level WC and wash hand basin.

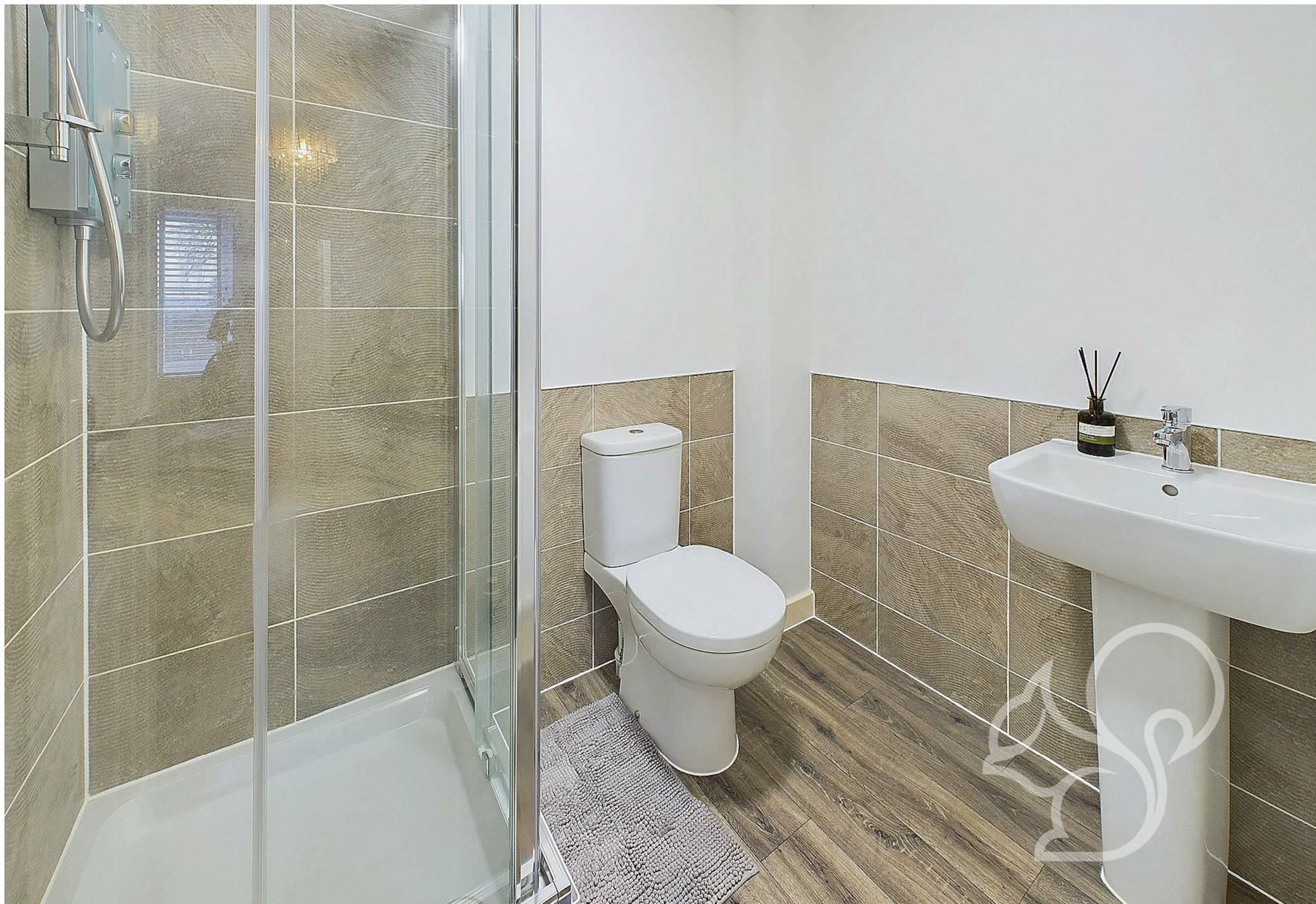
The rear garden commences with a paved seating area that rises to an area laid to lawn. To the rear of the garden is a paved seating terrace, perfect for Summer BBQs and alfresco dining.

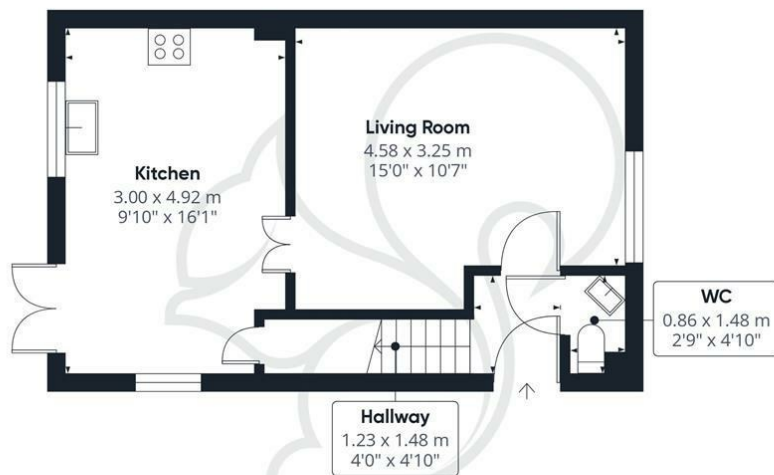
Call Oakheart today to arrange your viewing!



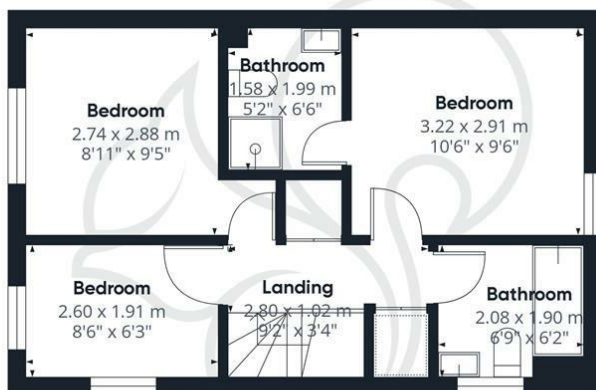








Ground Floor



Floor 1

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Approximate total area[®]

70.27 m²
756.37 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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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