

oakheart

£250,000

Price Guide

Grace Farrant Road, Great Cornard

£250,000 - £260,000 Tucked away in a discreet position off the main road, this immaculately presented two-bedroom end-of-terrace home is situated within the sought-after Woodlands Rise development in Great Cornard. Just a short walk from local schools, shops, and bus routes, this property is an ideal purchase for first-time buyers, small families, and those looking to downsize.

Upon entry, you are welcomed into a bright and airy entrance hall, leading to the main living area—a well-appointed space featuring durable wood-effect flooring, pendant lighting, and French-style doors opening onto the rear garden. The contemporary kitchen is

fitted with sleek white cabinetry, complemented by wood-effect countertops, dark handles, and stylish grey tiled splashbacks. Integrated appliances include an oven with a gas hob, an extractor fan, and a dishwasher, while an inset stainless steel sink with a chrome mixer tap adds a refined finish. A convenient cloakroom completes the ground floor, comprising a low-level WC and wash hand basin.

To the first floor are two generously sized bedrooms, both accommodating double beds, with the principal bedroom benefiting from built-in storage. The bathroom features a modern grey and

white tiled design and includes a panel bath with a shower attachment, a wash hand basin, and a low-level WC.

Externally, the rear garden is well-maintained and designed for low maintenance, beginning with a neatly paved seating area—ideal for summer barbecues—leading to a section of lawn with a pathway to the rear gate. Beyond the garden, the property benefits from off-street parking for two to three vehicles and access to an EV charging point.

Call Oakheart today to arrange a viewing!

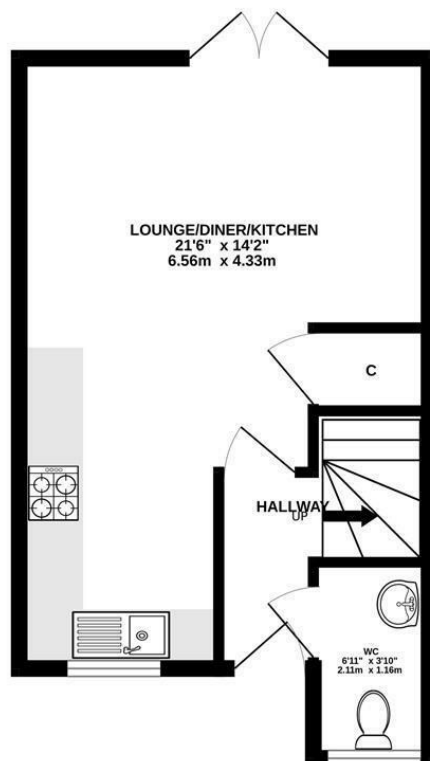




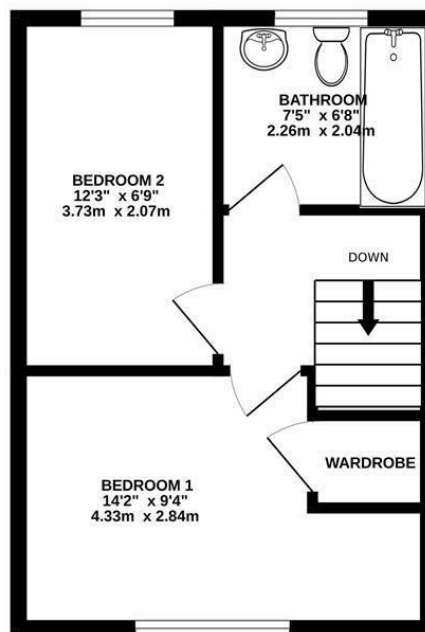




GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(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	

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