

oakheart



£280,000

Offers In The Region Of
Oriel Close, Great Cornard

A well-presented and extended three-bedroom semi-detached home, tucked away in a quiet and sought-after cul-de-sac in the highly regarded village of Great Cornard. Boasting spacious accommodation, a large kitchen/diner, and off-street parking for several vehicles, this home also benefits from secure gated vehicular access to the rear garden.

Upon entry, you are welcomed into a bright and airy hallway, laid with stylish wood-effect flooring, with stairs rising to the first floor. The living room enjoys a pleasant front-facing aspect, providing a comfortable space to relax. At the heart of the home, the kitchen/diner offers a contemporary finish, featuring a range of sleek floor and wall-mounted units topped with timber-effect work

surfaces, complemented by green tiled splashbacks. Integrated appliances include an oven with a four-ring gas hob, while additional space is available for a fridge-freezer. A ceramic sink and drainer unit with a chrome mixer tap sits beneath a well-placed window, allowing for plenty of natural light. The family bathroom is elegantly finished with white tiling and comprises a panel bath with an overhead shower, a low-level WC, and a stylish vanity unit. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from en-suite facilities, including a shower cubicle, a low-level WC, and a wash hand basin, providing added convenience.

The rear garden has been thoughtfully designed to provide a versatile and

low-maintenance outdoor space. A central circular lawn is bordered by a combination of shingle pathways and paved edging, creating a structured yet inviting setting. To one side, a raised timber decking area offers the perfect spot for outdoor seating and relaxation, while a paved terrace provides an additional space for entertaining.

Call Oakheart today to arrange your viewing!



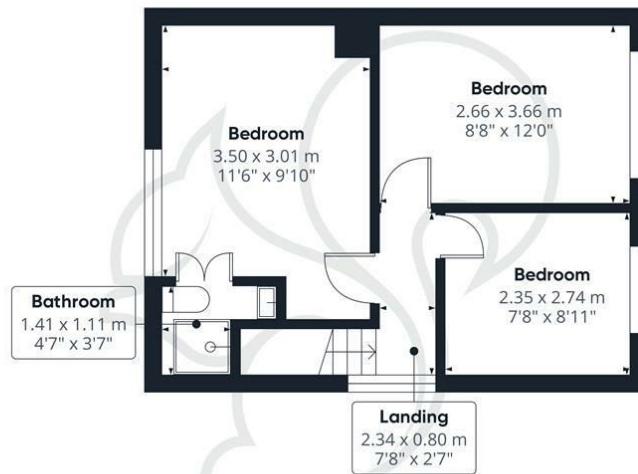








Ground Floor



Floor 1

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Approximate total area[®]

74.84 m²
805.58 ft²

Reduced headroom

0.85 m²
9.13 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	51	
(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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