

oakheart

£400,000

Price Guide

Marshall Drive, Great Cornard



£400,000 - £425,000 Located on the highly sought-after Woodlands Rise development in Great Cornard, this impressive four-bedroom detached home sits within a favourable position fronting onto greensward and offers the ideal setting for family life. Conveniently positioned close to local schools, amenities, and bus routes to nearby towns, it also provides easy access into the historic market town of Sudbury, known for its array of shops, eateries, and leisure facilities.

Inside, the home welcomes you with a spacious entrance hall leading to a bright and airy living room, complete with dual-aspect windows

and French doors that open out to the garden. The modern kitchen/diner offers a sleek, contemporary finish with integrated appliances, wood-effect worktops, and stylish units, while the adjoining utility room adds further practicality and access to the garden. A convenient ground floor cloakroom completes the downstairs accommodation. Upstairs, you'll find four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are serviced by a well-appointed family bathroom, featuring a bath with shower over, WC and wash hand basin.

The beautifully landscaped rear garden offers a wonderful blend of practicality and charm, making it an ideal outdoor space for families and entertaining. Thoughtfully designed across multiple levels, it features a spacious patio area, perfect for alfresco dining, along with a neatly maintained lawn. Raised flower beds with mature shrubs add a touch of greenery and privacy, while a dedicated play area provides a fun space for children. The garden also allows access to the garage and study space to the rear of the garage.

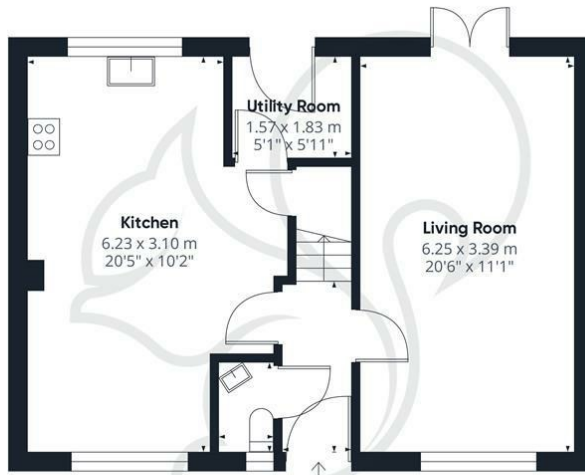
Call Oakheart today to arrange your viewing!



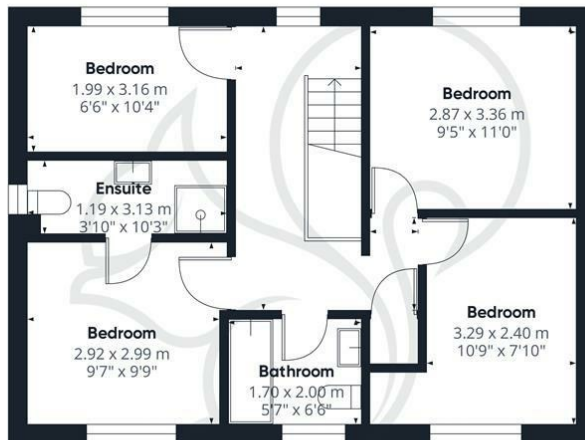








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area²⁰

101.81 m²
1095.88 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 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:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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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