

oakheart

£300,000

Price Guide

Mulberry Gardens, Great Cornard



**\*£300,000 - £325,000\*** Set within a sought-after development in Great Cornard, this well-presented four-bedroom townhouse offers modern living across three spacious floors, ideal for families or professionals seeking a versatile home.

To the front, a neatly lawned garden and paved path lead to the entrance, creating a welcoming first impression. Inside, the entrance hall provides access to a convenient cloakroom and stairs rising to the upper floors. The ground floor features a well-appointed kitchen with wood-effect wall and base units, complemented by sleek white work surfaces. Integrated appliances include an eye-level oven and a

four-ring gas hob, providing both practicality and style. To the rear, the bright and airy living room enjoys garden views, with French doors opening onto the rear patio—perfect for entertaining or enjoying summer evenings. A built-in storage cupboard completes this level. On the first floor, you'll find two well-proportioned bedrooms along with the contemporary family bathroom. The top floor hosts two further double bedrooms, including the impressive principal suite, which benefits from a private ensuite shower room.

The rear garden offers a practical outdoor space with a paved patio area directly accessed from the living room, ideal for outdoor seating

or dining. The remainder of the garden is laid to lawn with stepping stone path leading to the rear gate, providing convenient access. The garden is enclosed by timber fencing, offering a good degree of privacy, and also benefits from a storage shed. The property also benefits from two allocated parking spaces to the rear.

Call Oakheart today to arrange your viewing!

















**oakheart**

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

**oakheart**