

oakheart

£280,000

Offers In The Region Of  
Kempson Drive, Great Cornard





Positioned with a quiet cul-de-sac on the fringe of the well serviced village of Great Cornard is this spacious and well presented three bedroom home. This property in brief offers three double bedrooms, a spacious living area, well landscaped rear garden and off street parking.

Upon entering the property, you're welcomed into a bright internal entrance hall, which provides access to a practical work/utility space - thoughtfully converted from the original garage, offering excellent flexibility for those working from home or in need of additional storage. The lounge/diner spans the full depth of the property,

enjoying excellent natural light from dual aspect windows and sliding doors that open directly onto the rear garden, creating a perfect space for entertaining or relaxing. Located at the rear, the kitchen benefits from pleasant garden views and features a stylish range of gloss white wall and base units paired with attractive wood-effect work surfaces. A four-ring gas hob, integrated oven, stainless steel sink and drainer unit, and space for further appliances complete this modern and functional space. Upstairs, the property boasts three generously sized double bedrooms, all well-proportioned and ideal for family living. The family bathroom comprises a panelled bath, separate shower cubicle, low level WC, and wash hand basin.

The rear garden offers a great mix of space and charm, perfect for relaxing or entertaining. Mostly laid to lawn, it's bordered by established shrubs and flowerbeds that provide colour and privacy. A covered patio area next to the house creates an ideal spot for outdoor dining, whatever the weather.

Call Oakheart today to arrange your viewing!

















Ground Floor



Floor 1

**oakheart**

**Approximate total area<sup>(1)</sup>**

82.01 m<sup>2</sup>  
882.74 ft<sup>2</sup>

**Reduced headroom**

0.11 m<sup>2</sup>  
1.2 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.


GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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