

oakheart

£450,000

Offers In The Region Of
Pot Kiln Road, Great Cornard

Tucked away in a peaceful position on Pot Kiln Road, this beautifully finished two bedroom semi-detached bungalow offers stylish and comfortable living in a sought-after location.

Set back behind a neatly landscaped, gravelled driveway with raised sleeper borders and an array of established shrubs, the home makes an excellent first impression. Inside, you're welcomed by a bright entrance hall which leads through to the generously sized living room at the front of the property, complete with a large front-facing window and air conditioning for year-round comfort. To the rear of the home lies a stunning air conditioned kitchen/dining room,

finished with warm timber flooring and offering a stylish blend of practicality and charm. The air kitchen is fitted with a range of light wall and base units, solid timber worktops, and a central island with a butler-style sink. Integrated appliances and space for a Rangemaster-style oven make this a fantastic space for both everyday cooking and entertaining. The air-conditioned principal bedroom is located at the front of the property and comfortably accommodates a double bed, while the second bedroom overlooks the garden and also offers space for a double. The family bathroom has been completed to a high standard, featuring a panelled bath, separate shower cubicle, low level WC and a modern vanity unit.

The beautifully landscaped rear garden is split into two distinct spaces. The first features a charming pond, patio seating area, and a summerhouse, surrounded by mature planting. A gravel path leads to the second half—a lush lawn bordered by raised beds, a pergola, and a versatile garden room, perfect for relaxing or entertaining. The garden also allows access to a versatile workshop/studio space equip with power and lighting.

Call Oakheart today to arrange your viewing!











Approximate total area⁽ⁿ⁾

137.3 m²

1477 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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>55</p>	<p>71</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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

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