

oakheart

£400,000

Guide Price

Bures Road, Great Cornard



GUIDE PRICE**£400,000-£425,000** Located along the ever-popular Bures Road in Great Cornard, this impressive bay-fronted Edwardian home offers generous and versatile living space across three floors, perfectly suited for modern family life. Beautifully presented throughout, the property features four well-proportioned bedrooms, two reception rooms, a converted loft room, off-road parking to the rear, and a stunning 100ft rear garden complete with garage and garden room.

On the ground floor, a spacious open-plan lounge and dining area provides an inviting space to relax and entertain. The bay-fronted living room enjoys excellent natural light and features a charming original marble mantelpiece, flowing seamlessly into a central dining space — the heart of the home. The

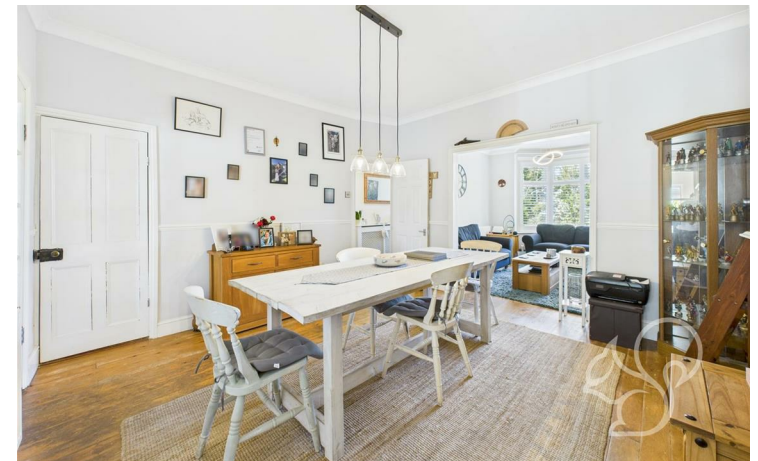
kitchen is fitted with attractive grey cabinetry, offering ample space for appliances and leading into a handy garden room. A standout feature of this home is the versatile guest bedroom suite, previously used as an Airbnb. This space benefits from an en-suite shower room and French-style double doors opening out to the garden, creating a private and flexible living area ideal for guests or multi-generational living. To the first floor, the principal bedroom features dual aspect windows, complemented by a second spacious bedroom and a stylish family bathroom with integral storage. The third bedroom is located on the second floor within the converted loft space, enjoying dual-aspect skylights and generous proportions.

Externally, the property continues to impress. The beautifully maintained rear

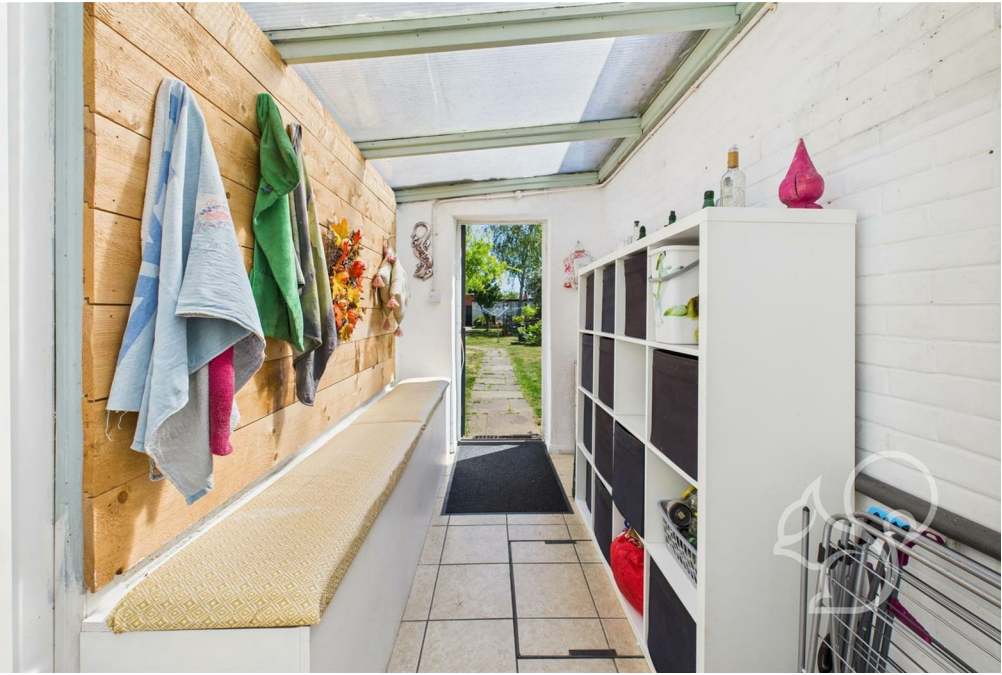
garden extends approximately 100ft and is mainly laid to lawn with established borders and a patio pathway leading to the rear garage. Part of the garage has been thoughtfully adapted for storage, and rear access provides off-street parking.

This characterful and flexible home combines period charm with modern practicality in a sought-after location.

Contact Oakheart today to arrange your viewing











Floor 2 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾163,3 m²1758 ft²

Reduced headroom

9.7 m²104 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:

Energy Efficiency Rating

	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>62</p>	<p>77</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.

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