

oakheart

£600,000

Price Guide

Bures Road, Great Cornard

****GUIDE PRICE £600,000-£625,000**** Positioned in a popular residential pocket of Great Cornard, this handsome detached Victorian residence offers a rare blend of timeless character, impressive proportions, and thoughtfully arranged living space ideal for family life. With five well-sized bedrooms, two generous reception rooms, and both a family bathroom and separate shower room, this is a home that comfortably adapts to modern-day needs while retaining its period charm.

As you enter the property, you're welcomed by a spacious hallway with high ceilings setting the tone for the rest of the home. To the

front of the house is a bright and airy living room, complete with a bay fronted window and a wood burning stove. To the rear, The beautifully crafted country-style kitchen features bespoke cabinetry, wooden worktops, twin butler sink, and tiled splashbacks. Includes integrated appliances, a gas Aga with four ovens and two hotplates, and a built-in larder housing the boiler. French doors open to the rear garden, complemented by recessed lighting and a tiled floor. The dining room is generous in size with french-style doors opening to the garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. Upstairs, five generously sized bedrooms are arranged around a central landing.

The principal bedroom is notably spacious, while the other four rooms offer flexibility for children's bedrooms, guest rooms, or home offices. The layout includes a well-appointed family bathroom with bath and separate shower, as well as a second shower room.

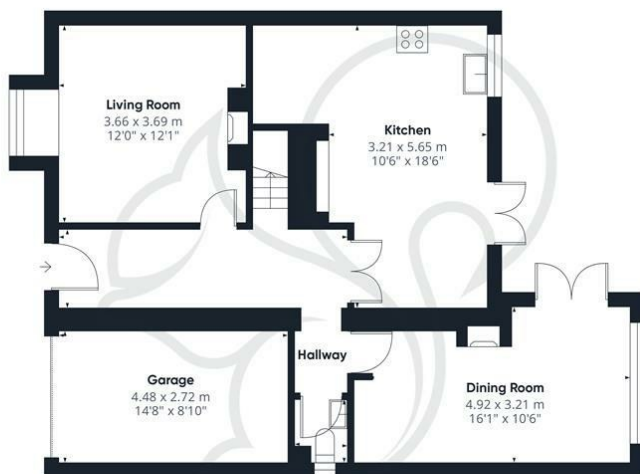
To the front of the property, a spacious driveway offers off-road parking for multiple vehicles and leads to the integral garage. There is also side access to the rear garden and the main entrance. The established rear garden features an array of mature plants, shrubs and trees. To the rear of the garden is a decked area and timber summer house, original brick built garage with power and light th



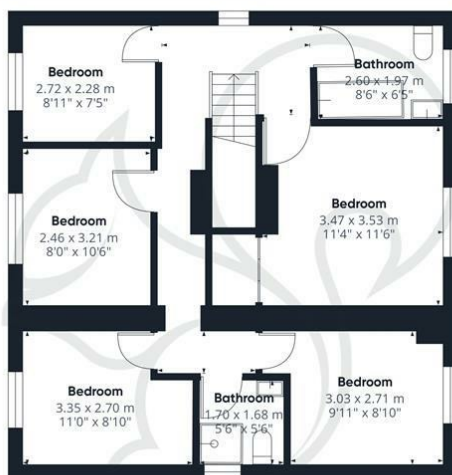








Ground Floor



Floor 1

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Approximate total area⁰¹

138.8 m²
1494 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(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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