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£375,000

Guide Price

Marshall Drive, Great Cornard



£375,000 - £400,000 Located within the widely regarded Woodlands Rise development in Great Cornard, this four bedroom detached home is available in turn key condition. Offering four well sized bedrooms, a generous garden, off street parking and a garage, this property makes for the perfect family home.

The ground floor welcomes you with a spacious entrance hall with stairs rising to the first floor. The large dual-aspect living room is flooded with natural light and offers direct access to the rear garden via french-style

doors. The impressive open-plan kitchen/diner runs the full depth of the property featuring a range of high gloss floor and wall mounted units topped with stone effect work surfaces, integrated appliances including oven, four ring gas hob, dish washer and fridge freezer. A separate utility room neighbours the kitchen for added convenience. A ground floor cloakroom completes the ground floor. Upstairs, the property provides four bedrooms, three of which are generous doubles. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family

bathroom.

The rear garden is mostly laid to lawn with gated side access and a paved seating area to the rear. A detached garage with power and lighting provides excellent storage or potential for conversion into a home office or studio (subject to planning). The property also offers driveway parking.

Call Oakheart today to arrange your viewing!



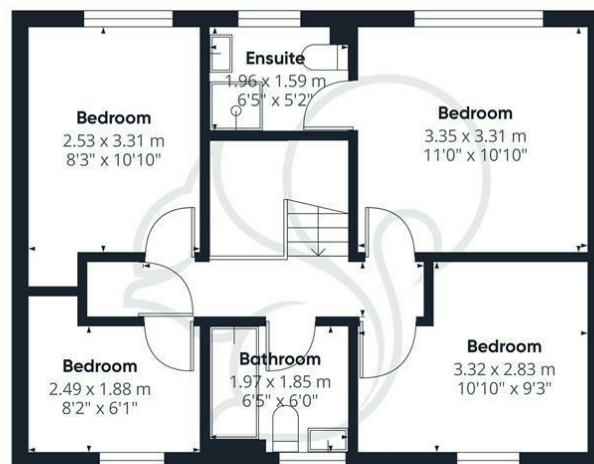








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁰¹

110.8 m²
1193 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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