

oakheart

£250,000

Offers In The Region Of
Shelley Avenue, Great Cornard

A spacious four bedroom home located within a popular residential location in the well serviced village of Great Cornard. Located within easy walking distance of schooling, shops and amenities, this home is well suited to first time buyers of families alike.

The ground floor welcomes you with a spacious entrance hall, providing access to a bright and comfortable dual-aspect lounge featuring an open fireplace and French doors opening onto the

rear garden. A generously sized kitchen/diner offers excellent storage, ample workspace, and room for a family table, with access to rear of the property. A useful downstairs cloakroom completes the ground floor. Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with dual-aspect windows. The remaining bedrooms offer versatility for guests, children, or a home office. A modern family bathroom serves the first floor, complete with a bath and overhead shower, contemporary fittings, and stylish tiled

finishes.

The rear garden offers a generous and private outdoor space, mainly laid to lawn with mature trees and well-established shrub borders providing a natural, leafy backdrop. A paved path leads from the rear entrance, with side gate access adding convenience.

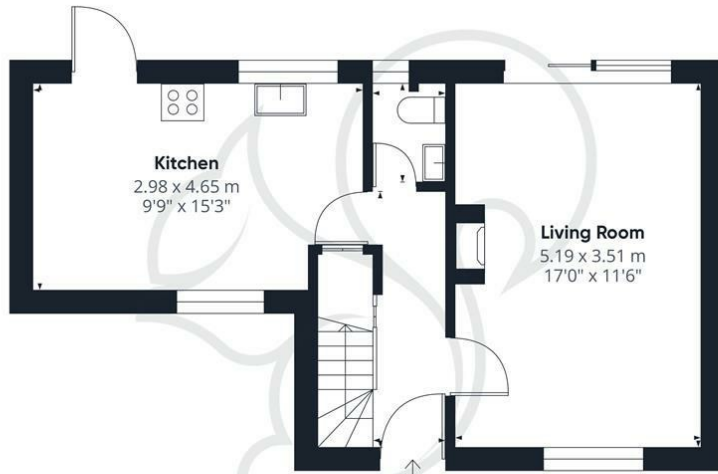
Call Oakheart today to arrange your viewing!



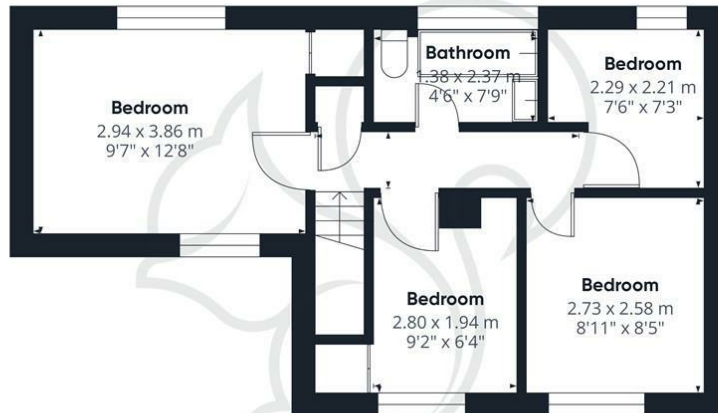








Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

76 m²
818 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:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	49	75
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

oakheart