

oakheart



£325,000

Price Guide

Mulberry Gardens, Great Cornard





**\*£325,000 - £350,000\*** A modern three-bedroom detached home, located in the popular Mulberry Gardens development in Great Cornard, offered with no onward chain. Positioned within a short walk of local schools, shops and other amenities, this well-presented property is ideal for families or first-time buyers seeking a home in a convenient and family-friendly setting.

The spacious kitchen/diner runs the full depth of the property and features a range of sleek gloss wall and base units, dark

stone-effect worktops, an inset stainless steel sink with mixer tap, integrated eye-level oven, and a four-ring gas hob. The generous dual-aspect living room offers excellent natural light, double doors to the rear garden, and a large under-stairs storage cupboard. A ground floor WC completes the downstairs accommodation. Upstairs, the principal and second bedrooms are both good-sized doubles, with the main bedroom enjoying its own en suite shower room. The third bedroom offers flexibility as a guest room or study, and the family bathroom includes a

panelled bath, low-level WC and wash hand basin.

The rear garden is mainly laid to lawn with gated side access and a timber shed. To the side of the home, there is tandem off-road parking for up to three vehicles.

Call Oakheart today to arrange your viewing!

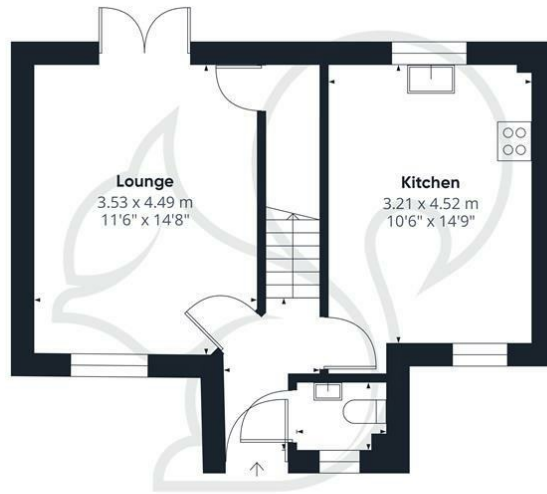




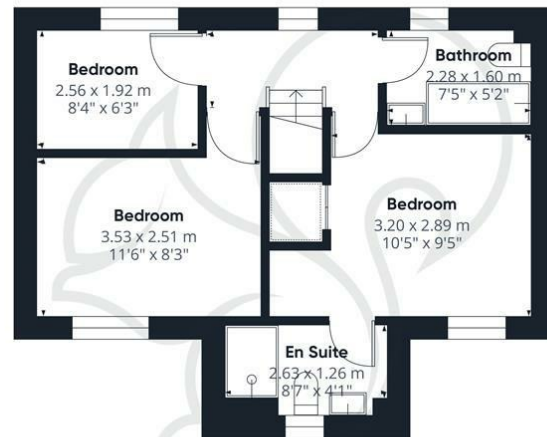








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

74.1 m<sup>2</sup>  
798 ft<sup>2</sup>

(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:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**