

**oakheart**



**£290,000**

Offers Over  
Oxford Close, Great Cornard

This extended and exceptionally well-presented three-bedroom home is located in a popular residential area of Great Cornard, offering spacious and stylish living throughout. Thoughtfully improved by the current owner, the property blends comfort with practicality, featuring beautifully landscaped gardens and high-quality finishes both inside and out.

The home opens with a bright entrance hall leading into a generous lounge, filled with natural light and offering useful built-in storage. To the rear, a contemporary kitchen and dining area provides a sleek and functional space, complete with a seamless flow into the garden room. This additional living space is flooded with light thanks to Velux windows and French doors that open

out to the landscaped rear garden, creating an ideal setting for everyday living or entertaining.

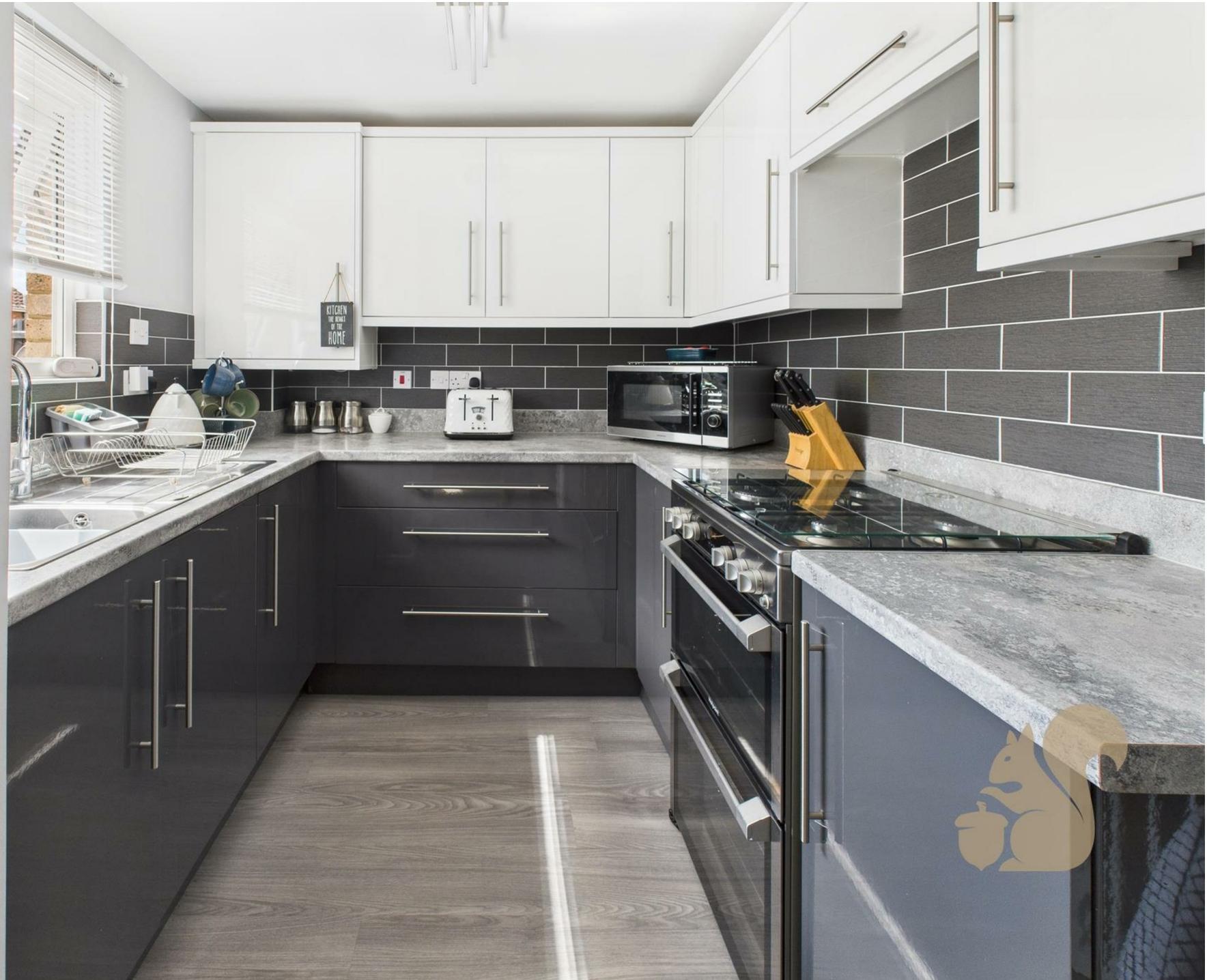
Upstairs, the property features two well-proportioned double bedrooms and a third bedroom that works perfectly as a study, nursery, or guest room. The modern family bathroom includes a vanity unit and bath with shower over, finished to a high standard.

The exterior is just as impressive, with a landscaped front garden featuring porcelain paving and mature planting. The rear garden has been carefully designed to include patio and decked seating areas, outside lighting, power

points, and an irrigation system. A large shed with power, lighting, and workbench offers excellent storage or hobby space. The property also benefits from a garage located in a nearby block.

Positioned close to local schools, shops, and just a short distance from Sudbury town centre, this home is ideal for families or professionals seeking space, style, and convenience in a well-connected setting.











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Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
B

## Energy Efficiency Rating

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

87.1 m<sup>2</sup>  
939 ft<sup>2</sup>

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

87

Potential

England & Wales

EU Directive  
2002/91/EC



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

GIRAFFE360

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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