

oakheart



£240,000

Price Guide

Mulberry Gardens, Great Cornard

£240,000 - £250,000 Located within a sought-after modern development in the popular village of Great Cornard, this beautifully presented two-bedroom home offers generous living space, contemporary finishes, and excellent convenience, perfect for first-time buyers, downsizers, or investors alike.

On the ground floor, you are welcomed by an entrance porch that leads into a bright and stylish kitchen/diner, fitted with a range of modern wall and base units, an integrated oven with

hob and extractor hood, and a fridge/freezer. There's also a downstairs cloakroom for added practicality. To the rear of the property, the spacious lounge features French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living. Upstairs, the property boasts two well-proportioned bedrooms, including a generous principal bedroom with views over the garden and a second double bedroom with built-in wardrobe space. A contemporary family bathroom serves both bedrooms, offering a bath with shower over, WC,

and wash hand basin.

Externally, the rear garden enjoys a private and sunny outlook, beginning with a patio seating area ideal for summer entertaining, and leading to a well-maintained lawn bordered by raised beds. There is also the benefit of rear gate access and external power points. To the side, a block-paved driveway offers ample 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⁽¹⁾

56.2 m²
604 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
Very energy efficient - lower running costs		
(92 plus) A		97
(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.

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