

oakheart



£300,000

Price Guide

Grantham Avenue, Great Cornard



£300,000 - £325,000 A well-proportioned four-bedroom semi-detached home located within a popular residential setting, just a short walk from local schooling, transport links and everyday amenities. Offering versatile accommodation spread over three floors, this property is an excellent choice for first-time buyers and growing families alike.

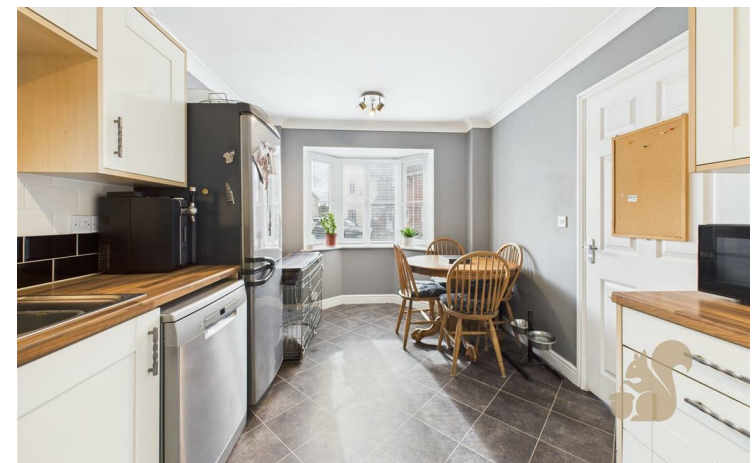
A welcoming entrance hall leads to a cloakroom and provides useful understairs storage. At the front of the property, the kitchen enjoys a

large bay window and is fitted with a stylish range of wall and base units, integrated appliances, and ample preparation space. To the rear, the light-filled living room is the heart of the home, with French doors opening directly to the garden, ideal for family living and entertaining. The first floor hosts three bedrooms, including two generous doubles, both with built-in wardrobes, and a well-sized single, perfect as a child's bedroom or study. A contemporary family bathroom serves this floor featuring a panel bath with shower over the tub, low level WC and wash hand basin. The entire top floor is dedicated to the principal bedroom

suite. This spacious room enjoys plentiful natural light flow from dual aspect windows, built-in wardrobes, and a large airing cupboard. It is complemented by a generously sized ensuite shower room comprising of a shower cubicle, low level WC and wash hand basin.

The rear garden is mostly laid to lawn with well-stocked borders and benefits from secure gated side access. A single garage and private driveway provide off-street parking for up to three vehicles.

Call Oakheart today to arrange your viewing!



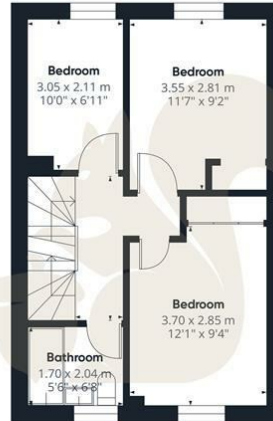




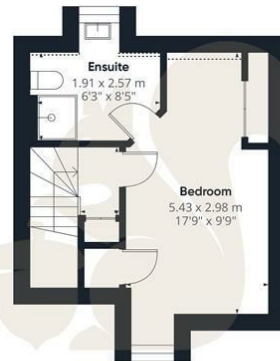




Ground Floor



Floor 1



Floor 2

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Approximate total area¹⁾

97.8 m²

1054 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

D

Energy Efficiency Rating

	Current	Potential
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		
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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