

oakheart



£385,000

Offers In The Region Of
Lower Reeve, Great Cornard

Located on the highly requested Stour Croft development on the outskirts of Great Cornard is this impressive and nicely presented detached family house that offers modern accommodation, air conditioned living space, a landscaped garden with a hot tub and two bathrooms.

The accommodation begins with an entrance hall giving access to the downstairs WC, kitchen, and main living area. The kitchen is fitted with shaker-style wall and base units, a built-in double electric oven, inset four-ring gas hob with extractor, and a one-and-a-half bowl sink and drainer. There is plumbing for both a dishwasher and washing machine, space for a fridge freezer, ceramic slate tiled flooring, and a side access door. At the rear of the property

is a generously sized living room, enhanced by the garage conversion which creates a separate dining space. The living room features an under-stairs storage cupboard, air conditioning unit, and French doors leading out to the garden. The dining room enjoys sliding patio doors opening onto a decked area, along with an internal door into the remaining garage space. Upstairs, the bright landing provides access to four bedrooms, the family bathroom, and loft access (partially boarded with fitted strip lighting for storage). The principal bedroom is positioned at the front and includes two sets of built-in wardrobes and a modern en-suite shower room. Bedrooms two and three are well-proportioned doubles with fitted wardrobes, while bedroom four is a smaller double overlooking the rear garden, also with built-in storage. The

family bathroom completes the accommodation, offering a panel-enclosed bath with shower attachment, WC, wash hand basin, and part-tiled walls.

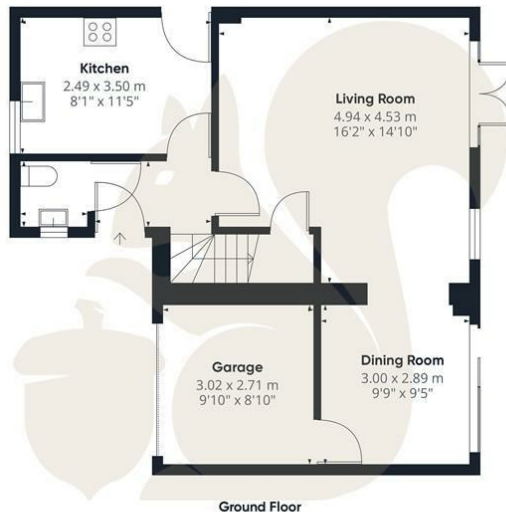
The front of the property provides off-road parking for two vehicles and an up-and-over door to the garage and gated side access to the rear garden. The rear garden is mainly laid to lawn with both a patio and a decked seating area. It also includes a hot tub house with power and lighting.



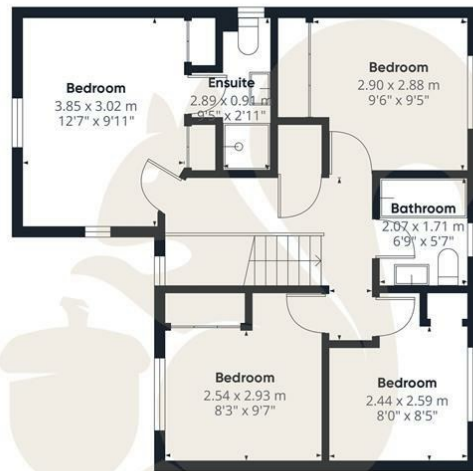








Ground Floor



Floor 1

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Approximate total area⁰⁰
105 m²
1129 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:
Babergh District

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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