

# oakheart



£240,000

Price Guide

Cherrytree Road, Great Cornard



\*£240,000 - £250,000\* We are delighted to present this attractively designed three-bedroom end-of-terrace family home, situated in a quiet residential area of the sought-after village of Great Cornard. With its striking red-brick facade and pitched roof entrance porch, this property offers a blend of contemporary living and practical family space, making it an ideal choice for couples and growing families alike.

Upon entering, you are welcomed into a bright and airy entrance hall with neutral decor, offering ample space for coat and shoe storage. The heart of the home is the spacious living room, which runs the full depth of the property, providing a generous dual-aspect space perfect for relaxation and

entertaining guests. Adjacent to the living area is the well-appointed kitchen. As seen from the hallway, it features modern white cabinetry, contrasting worktops, and tile effect flooring, creating a clean and functional cooking environment.

Stairs rise to the first-floor landing, which connects to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a spacious double offering plenty of room for wardrobes and furnishings. The second bedroom is also comfortably sized, ideal for guests or a child's room, while the third bedroom offers great versatility as a single room or a dedicated home office. The floor is completed by a family bathroom and a separate WC. The

family bathroom features a panel bath, a shower cubicle and low-level WC.

A major highlight of this home is the private rear garden, which has been thoughtfully landscaped with an artificial lawn for year-round usability and low maintenance. Furthermore, the property includes a garage, providing excellent additional storage or secure parking capabilities.

Call Oakheart today to arrange your viewing!







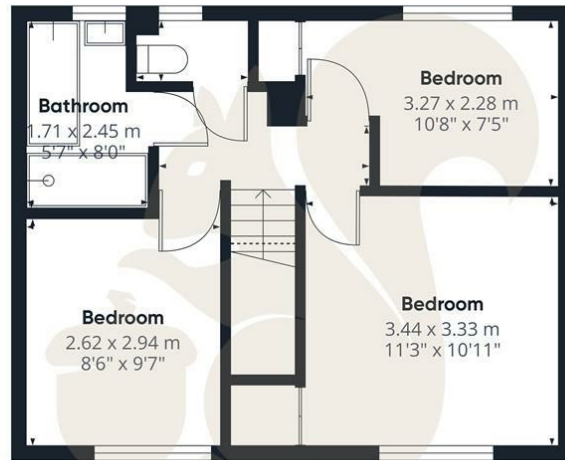








Ground Floor



Floor 1

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Approximate total area<sup>20</sup>  
75.5 m<sup>2</sup>  
812 ft<sup>2</sup>

(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:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</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.

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