

oakheart



£250,000

Price Guide

Pot Kiln Road, Great Cornard

Guide Price £250,000 - £260,000

This modern two-bedroom semi-detached property is conveniently situated in a popular residential area, offering excellent access to local shops, schools and other amenities. The home benefits from off-road parking for multiple vehicles and a private rear garden, making it ideal for a range of buyers including first-time purchasers, professionals or investors.

The gas centrally heated accommodation is entered via a double-glazed front door into a welcoming entrance hall, with stairs rising to the first floor and a useful built-in storage cupboard beneath. There is also a spacious

ground-floor cloakroom.

To the rear of the property is an open-plan kitchen and living space. The kitchen is fitted with a range of wall and base units with surrounding work surfaces, tiled splash backs and a sink. There is an integrated oven along with space for a fridge freezer and washing machine. The kitchen opens into the lounge-diner, a bright dual-aspect room featuring double-glazed doors that open out to the garden, providing an excellent space for entertaining.

To the first floor, the landing provides access to the loft and doors to two well-proportioned double bedrooms. The main bedroom benefits from generous

built-in storage as well as an installed air-con unit. The accommodation is completed by a bathroom fitted with a bath and shower over, splash screen, part-tiled surrounds and a heated towel rail.

To the front of the property there is ample off-road parking. Gated side access leads to the rear garden, which wraps around the property and is enclosed by fenced boundaries. The garden is mainly laid to lawn, providing a pleasant and private outdoor space.

Call now to arrange your internal viewing!











Ground Floor



Floor 1



oakheart

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Approximate total area⁽¹⁾

55.2 m²
594 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart