

oakheart

£250,000

Offers Over

Grace Farrant Road, Great Cornard



This well presented two bedroom semi detached home is set within the popular Woodland Rise development and is ideal for first time buyers seeking a modern, low maintenance property ready to move into. The home benefits from off street parking, an EV charger and attractive gardens to both the front and rear.

Inside, the property is tastefully decorated in fresh, neutral tones, creating a bright and welcoming feel throughout. The entrance hall leads to a stylish open plan kitchen and living area, perfect for modern living and entertaining. The kitchen is positioned at the front of the property and offers contemporary units, ample worktop space and space for appliances. To the rear, the living

area enjoys plenty of natural light and opens via French doors onto the garden patio. A useful ground floor WC completes the downstairs accommodation.

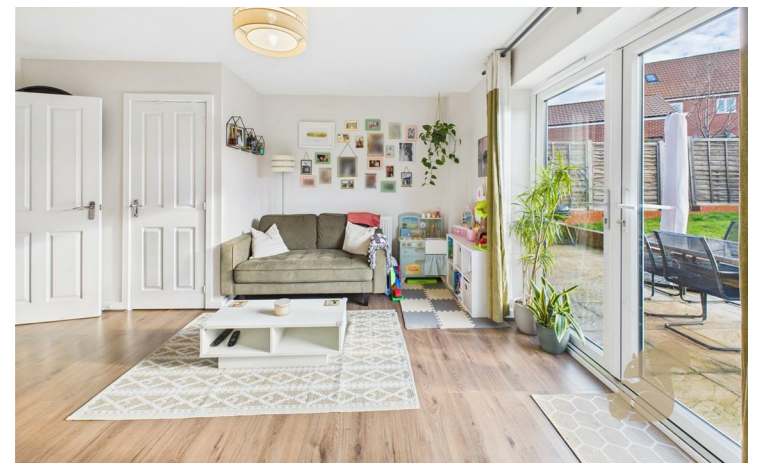
Upstairs are two well proportioned double bedrooms and a modern family bathroom. The main bedroom benefits from built in storage and a spot-lit dressing table, while the second bedroom overlooks the rear garden and would suit as a guest room, nursery or home office. The bathroom is finished in a clean, contemporary style with a shower over the bath, and the landing provides access to a boarded loft for additional storage.

Outside, the front garden is neatly landscaped and easy to maintain, with

parking for two vehicles to the side, including an EV charging point. The rear garden offers a practical space with a patio, lawn and a garden shed with power connected. There is also an outside tap, external power socket and access to the driveway.

Located in the popular village of Great Cornard, the property is close to local shops, schools, doctors and leisure facilities, with the nearby market town of Sudbury offering further amenities and a rail link to London Liverpool Street via Marks Tey.

A fantastic first home in a sought after location.











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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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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