

oakheart



£425,000

Price Guide
Spicer Way, Great Cornard

Guide Price £425,000 - £475,000

Located within Spicer Way in Great Cornard, is this exceptional four/five-bedroom detached home. Built in 2008, this modern property boasts a spacious 1,173 sq ft layout, perfect for comfortable family living.

As you arrive, you'll be greeted by meticulously landscaped front gardens, sitting on one of the largest plots in the area, offering ample parking space and privacy.

One of the standout features of this home is the eco-friendly

additions it offers. Solar panels provide sustainable energy generation, while an EV charging point showcases a commitment to green living - perfect for those looking to reduce their carbon footprint.

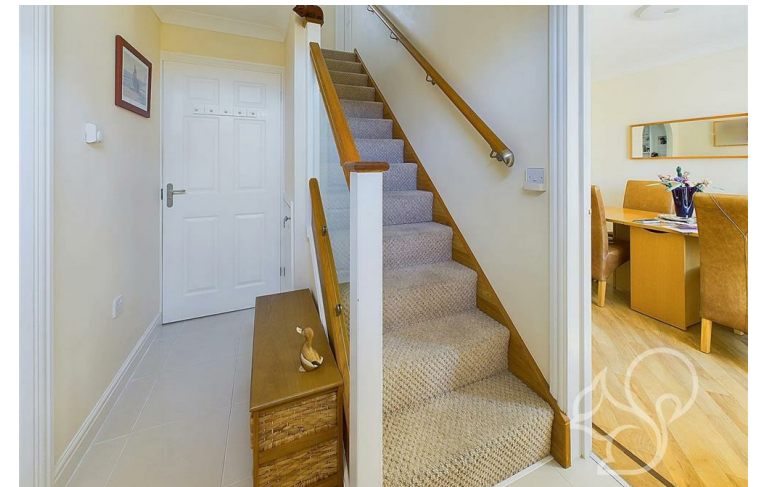
The ground floor is thoughtfully designed, with a modern kitchen and a convenient utility room as well as a conveniently positioned dining room. Off the generous lounge, a conservatory is a delightful space offering views of the also landscaped, rear garden.

This property also boasts a ground floor double bedroom with its

own en-suite bathroom, ideal for guests or multi-generational living. Upstairs, three generously proportioned bedrooms await, with bedroom two featuring its own en-suite for added convenience. Bedroom three also offers a versatile study or dressing room.

With a total of three bathrooms, including a beautifully appointed family bathroom, comfort and convenience are guaranteed for all residents. And with parking for up to 8 vehicles and a double garage, parking will never be an issue for you or your guests.

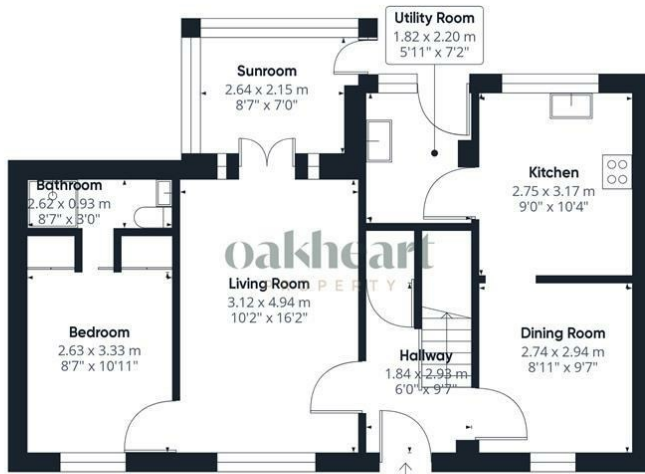
Please call Oakheart today to book your internal viewing.



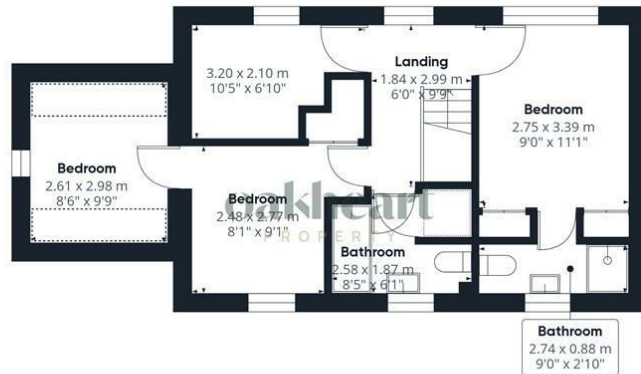








Ground Floor



Floor 1

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Approximate total area^m

107.82 m²
1160.57 ft²

Reduced headroom

3.09 m²
33.28 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(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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