

oakheart

£285,000

Plot 20 Sudbury Fields

Part-Exchange  
*available*



The Bulrushes at Sudbury Fields are charming 2-bedroom semi-detached homes, offering 818 sq ft of modern living space. These homes seamlessly blend the traditional architecture of Suffolk with contemporary interiors, featuring open-plan living areas flooded with natural light. The high-specification kitchens are equipped with integrated Samsung appliances, including a ceramic hob, double

oven, fridge freezer, and dishwasher. Designed for sustainable living, The Bulrushes incorporate the latest smart home technology from Samsung SmartThings, allowing you to control heating, lighting, and appliances from your smartphone for ultimate convenience and energy efficiency. With their private gardens, off-street parking, and access to the development's landscaped green spaces, The

Bulrushes offer a perfect balance of modern amenities and rural tranquility in the charming village of Great Cornard

\*CGI Images are representation only and may depict another plot on the development.

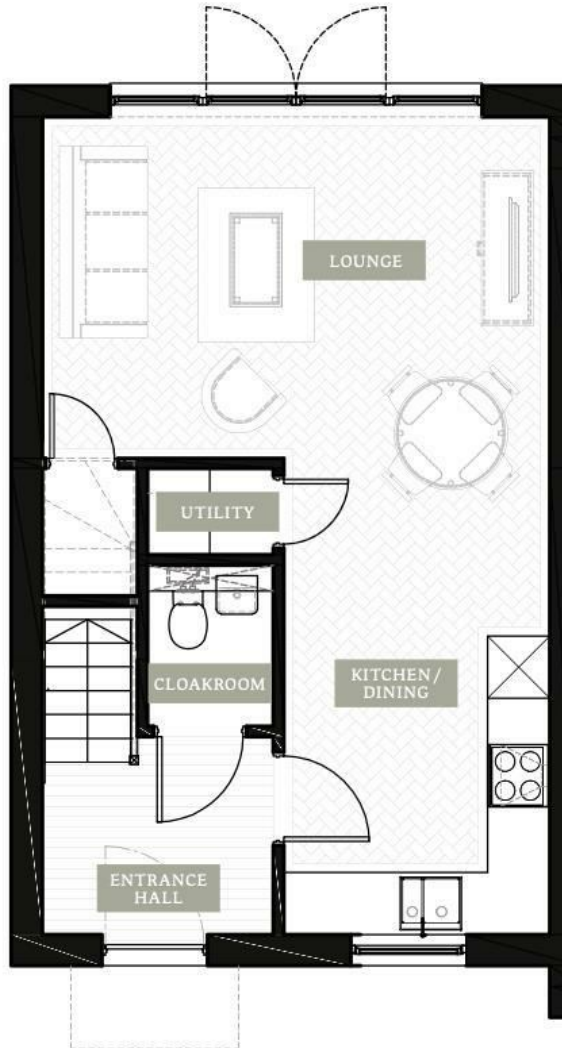


THE MILL HOTEL










**Local Authority:**  
Suffolk County Council

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

### Energy Efficiency Rating

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