

oakheart



26

Part-Exchange  
*available*

£450,000

Plot 22, Sudbury Fields

The Ramblings is a spacious 4-bedroom detached house located in the brand new development, Sudbury Fields, offering 1,163 sq ft of modern living space. This executive home seamlessly blends traditional Suffolk architecture with contemporary interiors, featuring light-filled open-plan living areas and a high-specification kitchen with integrated Samsung appliances. Designed for sustainable living,

The Ramblings incorporates the latest smart home technology from Samsung SmartThings, allowing you to control heating from your smartphone for ultimate convenience and energy efficiency. With its private garden, off-street parking, and access to the development's landscaped green spaces, The Ramblings provides the perfect blend of rural tranquility and modern amenities in the charming

village of Great Cornard.

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

\*Area images depict locations close to the development












**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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