

oakheart

£295,000

Asking Price

Plot 4, Sudbury Fields, Sudbury



The Bluebells at Sudbury Fields presents a beautifully designed 2-bedroom end-of-terrace home, nestled within a peaceful village green setting in the sought-after Suffolk community of Great Cornard. Boasting a spacious 862sqft layout, this property offers a perfect blend of traditional Suffolk charm and modern sustainable living. Step inside to discover a bright open-plan lounge/diner, a separate contemporary kitchen featuring high-spec appliances and elegant composite stone worktops, and two luxurious bathrooms, including a master ensuite.

Perfect for first-time buyers and those looking for a future-proof home, The Bluebells comes equipped with EV charging provision and two private parking spaces. Designed with energy efficiency in mind, this home provides comfort through high-performance insulation and an EPC rating of B.

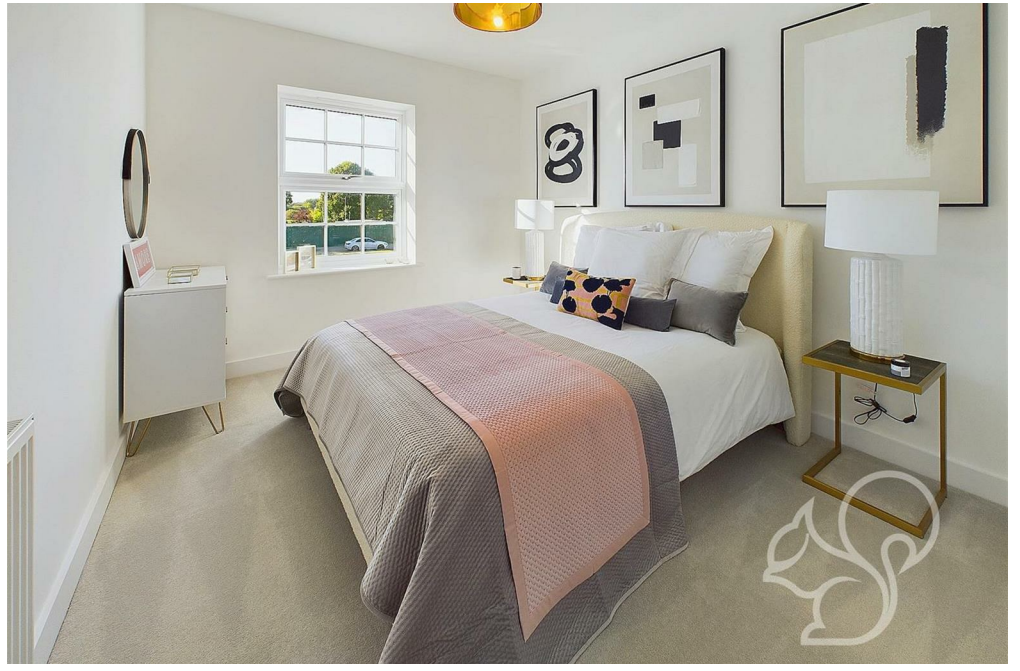
Enjoy the tranquillity of Sudbury Fields—a boutique development of just 46 homes—where thoughtfully landscaped green spaces and Georgian-inspired architecture create a welcoming,

close-knit atmosphere. The Bluebells is more than just a home; it's a sustainable retreat crafted for modern life, complete with a 10-year Advantage warranty for your peace of mind. Enquire today to experience this unique blend of style and substance in the heart of Suffolk.

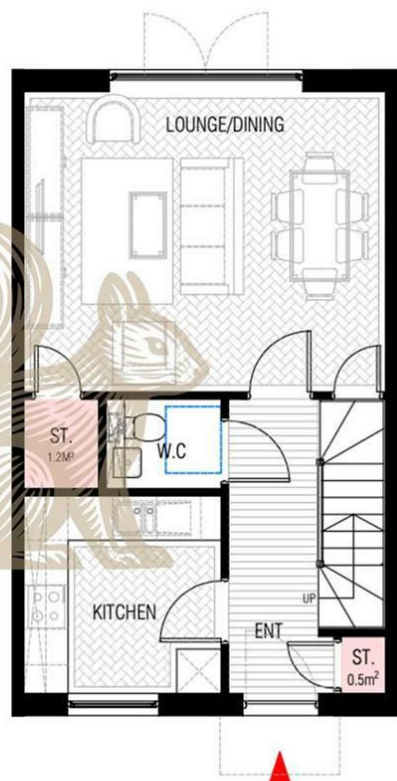
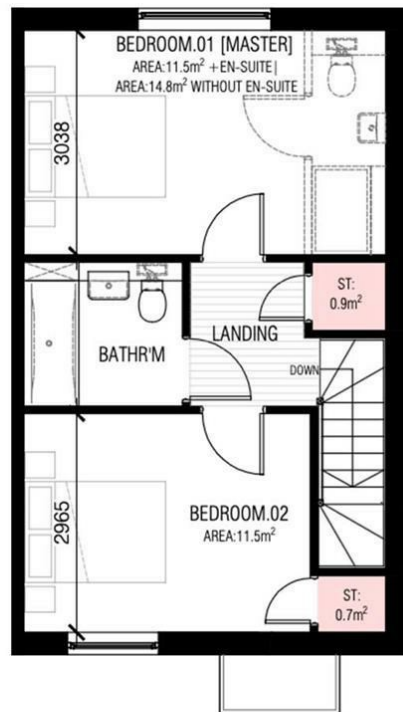
Images depict Plot 45 The Carriage House*
Plot due for Completion Q1 2026











Approximate total area^m
80 sqm
862 sqft

(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

Local Authority:
Babergh District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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