

oakheart

£400,000

Plot 46, Sudbury Fields, Sudbury



**\*\*Ready to move into!\*\***

Plot 46 The Brambles is a beautifully designed three-bedroom detached home offering generous living spaces arranged to suit modern family life. The home welcomes you with an inviting entrance hall, leading to a spacious lounge perfect for relaxing and entertaining. The kitchen and dining area is thoughtfully laid out for everyday comfort, complemented by a practical utility room and a cloakroom for added convenience. Upstairs, three

comfortable bedrooms offer space for every member of the household, while the principal suite provides an ideal retreat at the end of the day. Quality craftsmanship and smart design make this a forever home built to last.

Sudbury Fields is an exceptional development nestled in the heart of Great Cornard, Suffolk, with 46 distinct homes arranged around a charming village green setting. Residents enjoy beautifully landscaped surroundings, access to Great

Cornard Country Park, excellent local schools, and a vibrant community with farmers markets, leisure centres, and rolling countryside inspired by Gainsborough's paintings. With excellent transport links to Sudbury, London, Colchester, and Cambridge, Sudbury Fields is the perfect choice for those seeking sustainable, smart living in a quintessential rural community.



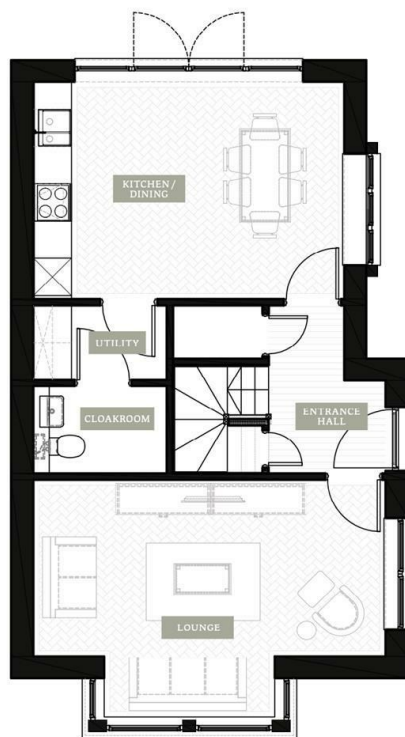




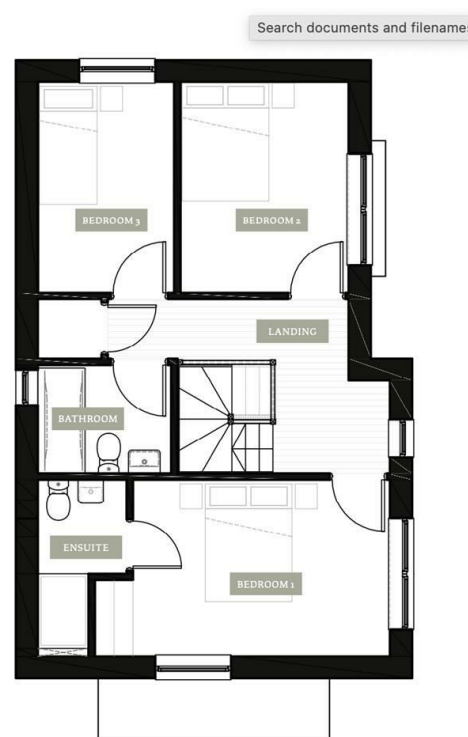








Ground floor




First floor

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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