

oakheart



£375,000

Plot 29, Sudbury Fields, Sudbury

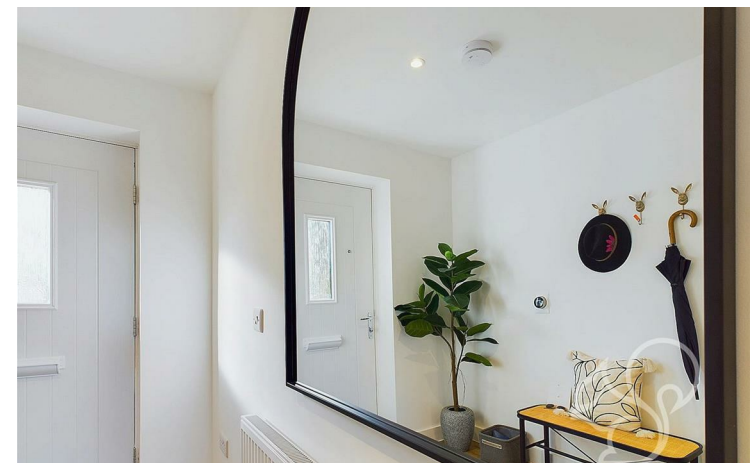
****STAMP DUTY PAID**** The Carriage Houses at Sudbury Fields are a collection of stylish 3-bedroom semi-detached homes, offering 1,023 sq ft of modern living space. These homes seamlessly blend traditional Suffolk architecture with contemporary interiors, featuring open-plan living areas bathed in natural light. The high-specification kitchen is equipped with integrated named appliances, including a ceramic hob, double oven, fridge freezer, and dishwasher. Designed for sustainable living, With their private gardens, off-street parking, and access to the development's landscaped green spaces, The Carriage Houses offer a

perfect balance of modern amenities and rural tranquility in the charming village of Great Cornard.

The development of Sudbury Fields sits within the popular village of Great Cornard, just two miles south of Sudbury itself, offering residents access to a vibrant local community, farmers markets, arts groups, and a host of independent shops and cosy cafés. Daily needs are catered for with a range of supermarkets, leisure centres, and schools including the highly regarded Thomas Gainsborough School. For outdoor enthusiasts,

Sudbury and its surroundings provide beautiful nature trails, water sports on the River Stour, and easy access to the Dedham Vale Area of Outstanding Natural Beauty. With strong transport links, including train service to London (Via Marks Tey) and direct road routes to Colchester and Cambridge, Sudbury offers an appealing balance of tranquil countryside living and connectivity to urban amenities.

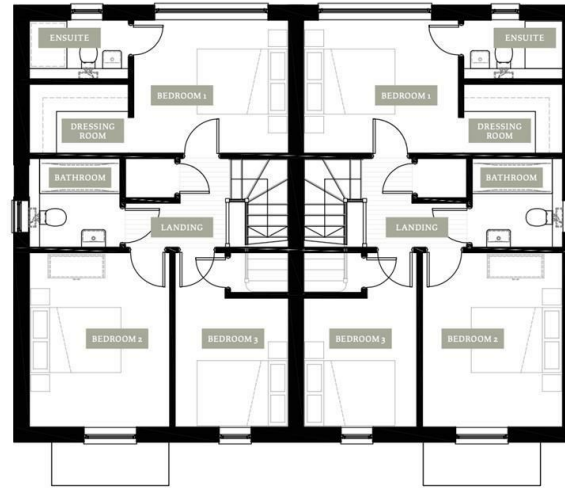
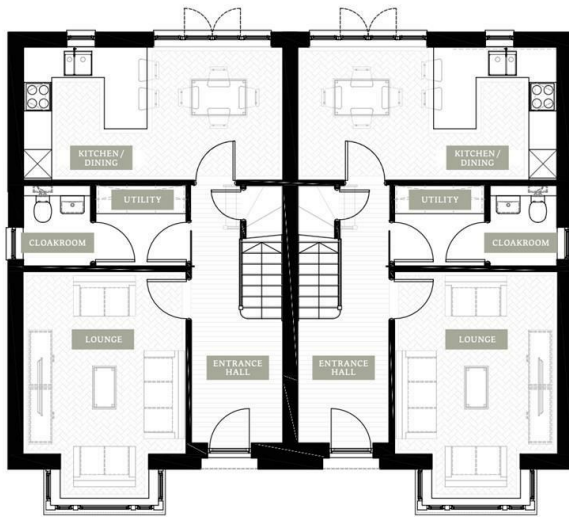
Image Depicts another Carriage House on the development*











Local Authority:
Barbergh County Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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