

oakheart

£550,000

Guide Price

Percy Ruse Close, Great Cornard

\*Guide Price £550,000 - £575,000\*

Oakheart are delighted to present this beautifully renovated and thoughtfully improved four-bedroom detached family home, occupying a desirable corner plot in the ever-popular village of Great Cornard, just moments from Sudbury.

The current owners have significantly enhanced the property to create a stylish and highly functional living space, perfectly suited to modern family life. At the heart of the home is the impressive open-plan kitchen/living room, now extending from front to back, offering a bright and sociable space ideal for both

everyday living and entertaining. This has been complemented by the addition of a practical utility room, cleverly designed to keep the main living areas clutter-free.

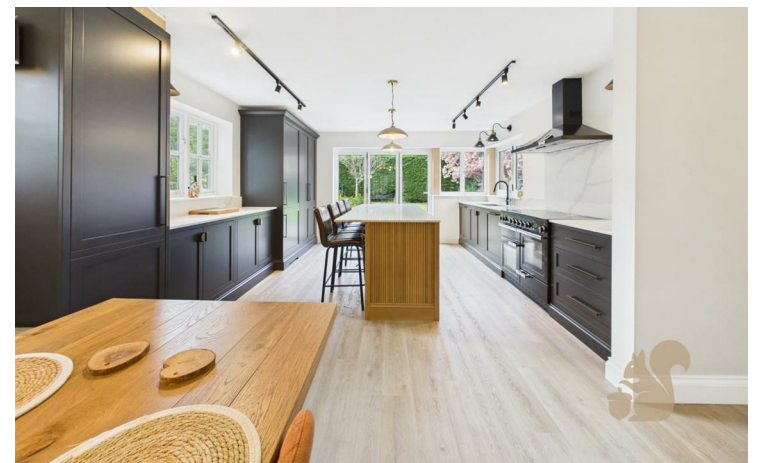
The ground floor flows effortlessly, with a generously sized lounge enjoying a dual aspect and direct access to the garden, creating a light-filled and welcoming environment, while a cloakroom completes the accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a beautifully upgraded en-suite, while the second bedroom also enjoys its own en-suite facilities, ideal for

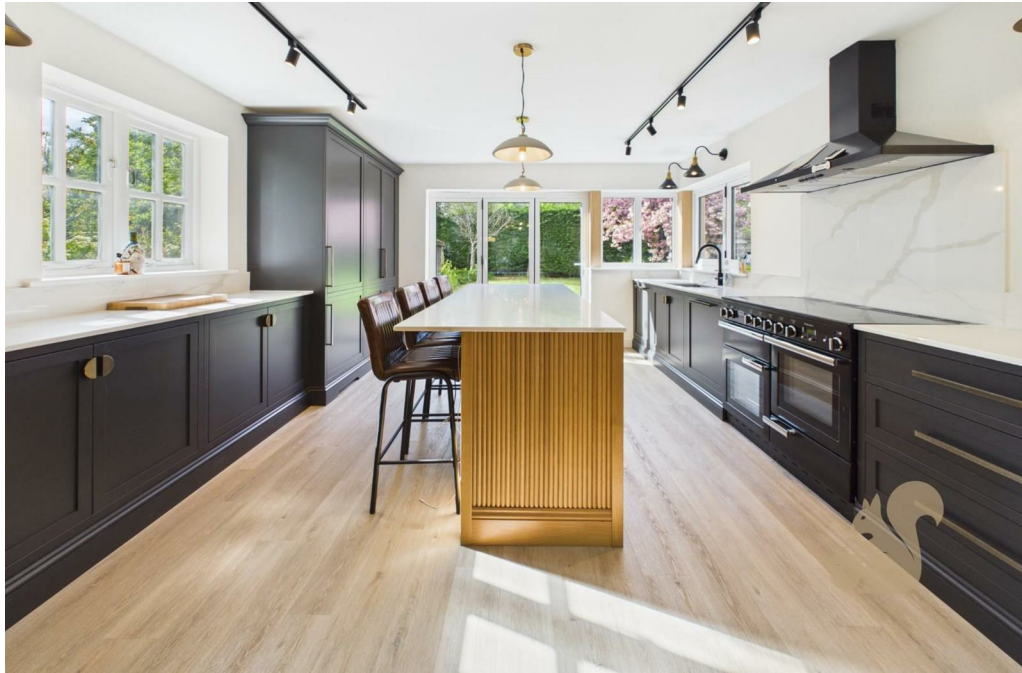
guests or older children. The standout family bathroom has been stylishly refitted to a high standard, offering a luxurious space to unwind.

Externally, the corner plot provides a sense of space and privacy, with ample off-road parking and a double garage. The rear garden is well maintained and designed for both relaxation and entertaining, with a patio area and lawn bordered by mature planting.

Offered for immediate sale, this exceptional home combines quality, space and convenience in a sought-after location, making it an ideal choice for families looking to move straight in and enjoy.











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Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
F

### 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<br>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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