

oakheart



£260,000

Offers In The Region Of  
Spicer Way, Great Cornard

An attractive two double bedroom end-of-terrace home, ideally situated within the popular Stour Craft development in the well-served Suffolk village of Great Cornard. Offering off-street parking, a ground floor WC, a low-maintenance garden, and a discreet position, this property is not to be missed.

To the front, the property is set behind a neatly maintained lawn with a paved pathway leading to the entrance. Inside, a welcoming entrance hall provides access to the first floor. The sitting room is positioned at the front of the property and benefits from dual-aspect windows, allowing an abundance of natural light, along with access to a generous understairs storage cupboard.

The kitchen/diner is located to the rear and features French-style doors opening onto the garden. It is fitted with a range of timber-effect base and wall units, complemented by stone-effect work surfaces and tiled splashbacks. There is an integrated oven with a four-ring gas hob, space for additional appliances, and a stainless steel sink with drainer and chrome mixer tap. The ground floor is completed by a cloakroom with a low-level WC and wash hand basin.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from built-in wardrobe space. The shower room is fitted with a double-width shower cubicle, low-level WC, and vanity unit.

Externally, the rear garden is designed for low maintenance, beginning with a paved seating area which leads to a shingle section. To the rear, there is an additional paved terrace beneath a timber pergola, ideal for outdoor entertaining. The property further benefits from off-street parking for two vehicles, along with an additional visitor space.

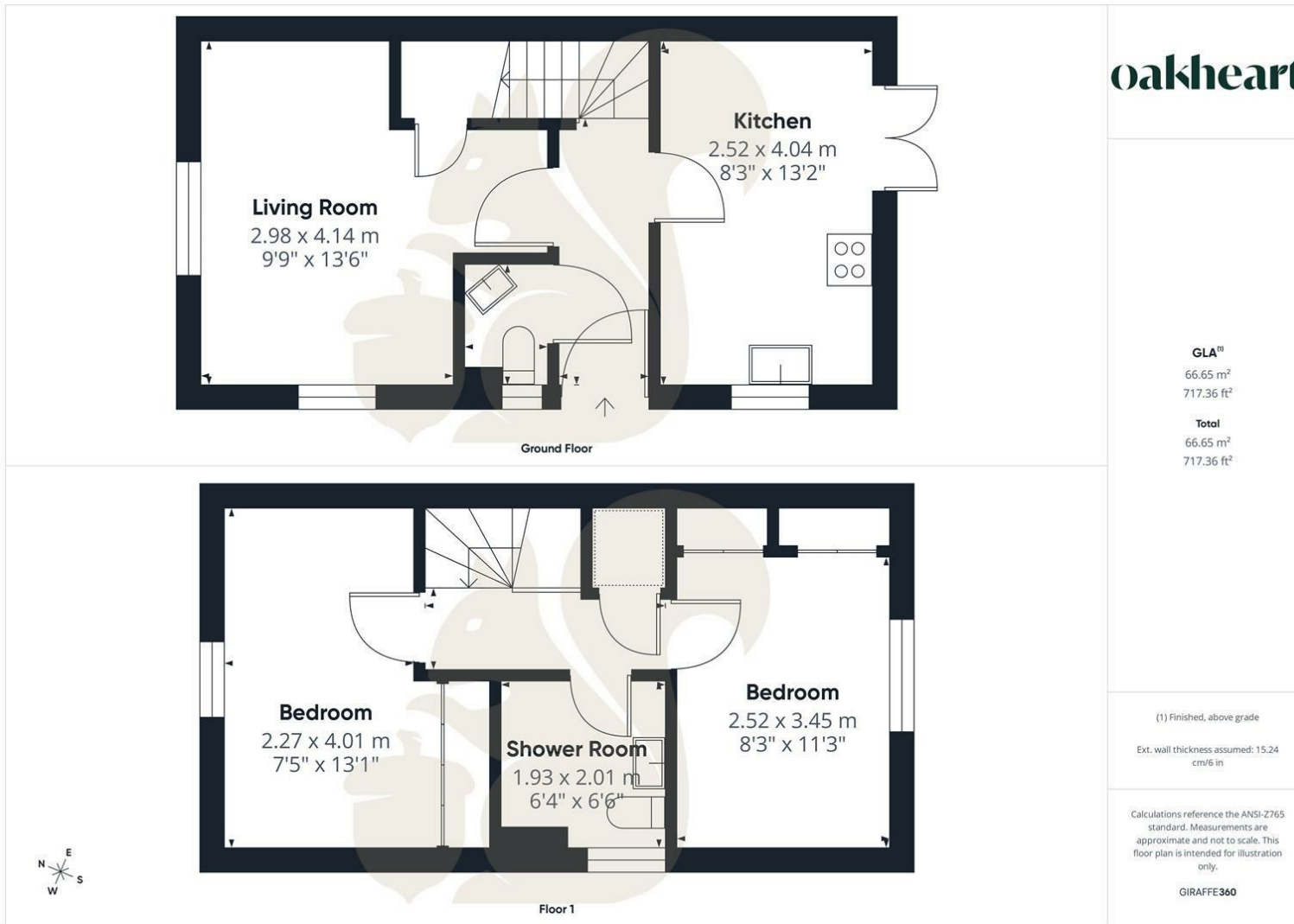
Call Oakheart today to arrange your viewing!











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**GLA<sup>1)</sup>**  
66.65 m<sup>2</sup>  
717.36 ft<sup>2</sup>

**Total**  
66.65 m<sup>2</sup>  
717.36 ft<sup>2</sup>

(1) Finished, above grade  
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

**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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