

oakheart

£375,000

Price Guide

Chaplin Walk, Great Cornard

£375,000 - £400,000 A beautifully presented three-bedroom detached home, occupying a peaceful position within a quiet cul-de-sac and enjoying an enviable setting backing onto parkland. Conveniently located within easy reach of the amenities of a well-regarded Suffolk market town, the property offers generous and versatile accommodation throughout, together with a superb south-facing landscaped garden.

The welcoming entrance hall leads into a bright and spacious sitting room, featuring an impressive bay window overlooking the front garden and plenty of space for comfortable seating. The accommodation flows through to an open-plan dining area and kitchen, creating a sociable space ideal for both

everyday living and entertaining.

The kitchen is fitted with an attractive range of farmhouse-style units, extensive storage, integrated AEG double oven and five-ring gas hob, with windows overlooking the rear garden. A particularly useful pantry cupboard provides additional storage.

The kitchen opens into a high-quality garden room, which is undoubtedly one of the property's highlights. Featuring two large Velux skylights, triple-aspect views across the garden and towards the adjoining parkland, and double doors opening onto the terrace, this is a wonderful space to relax and enjoy the

surroundings. A separate utility room and ground floor cloakroom complete the accommodation.

Upstairs are two generous double bedrooms, both benefiting from fitted wardrobes and attractive views over the rear garden and parkland. The third bedroom is currently utilised as a home study but could readily be used as a bedroom if required. A well-appointed family bathroom with fully tiled walls and flooring completes the first floor.











GLA⁽¹⁾
104.11 m ²
1120.64 ft ²
Total
124.56 m ²
1340.72 ft ²

GIRAFFE360

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (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	