

# oakheart

£425,000

Guide Price

Lionel Hurst Close, Great Cornard

Situated within the highly regarded Hedgerows development in Great Cornard, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Benefitting from off-street driveway parking, an integral garage and a generously sized rear garden, the property enjoys a desirable position within easy reach of local schooling, amenities and countryside walks.

The accommodation begins with a welcoming entrance hall providing access to the principal reception spaces. The impressive living room extends in excess of 21 feet in length, creating a superb environment for both everyday family life and entertaining guests. To the rear, the kitchen/dining room enjoys direct

access to the garden and offers ample space for dining, making it the true heart of the home. A practical laundry room provides additional utility space, whilst a ground floor cloakroom completes the downstairs accommodation.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. Three further bedrooms provide flexible accommodation for growing families, guests or those working from home, all served by a family bathroom.

Externally, the property continues to impress with a well-sized rear garden, providing plenty of space for outdoor entertaining, family activities and keen

gardeners alike. To the front, a private driveway provides off-street parking and leads to the integral garage, offering further storage and practicality.

Combining generous accommodation, a sought-after location and excellent family credentials, this attractive detached home presents an outstanding opportunity within one of Great Cornard's most popular residential developments.

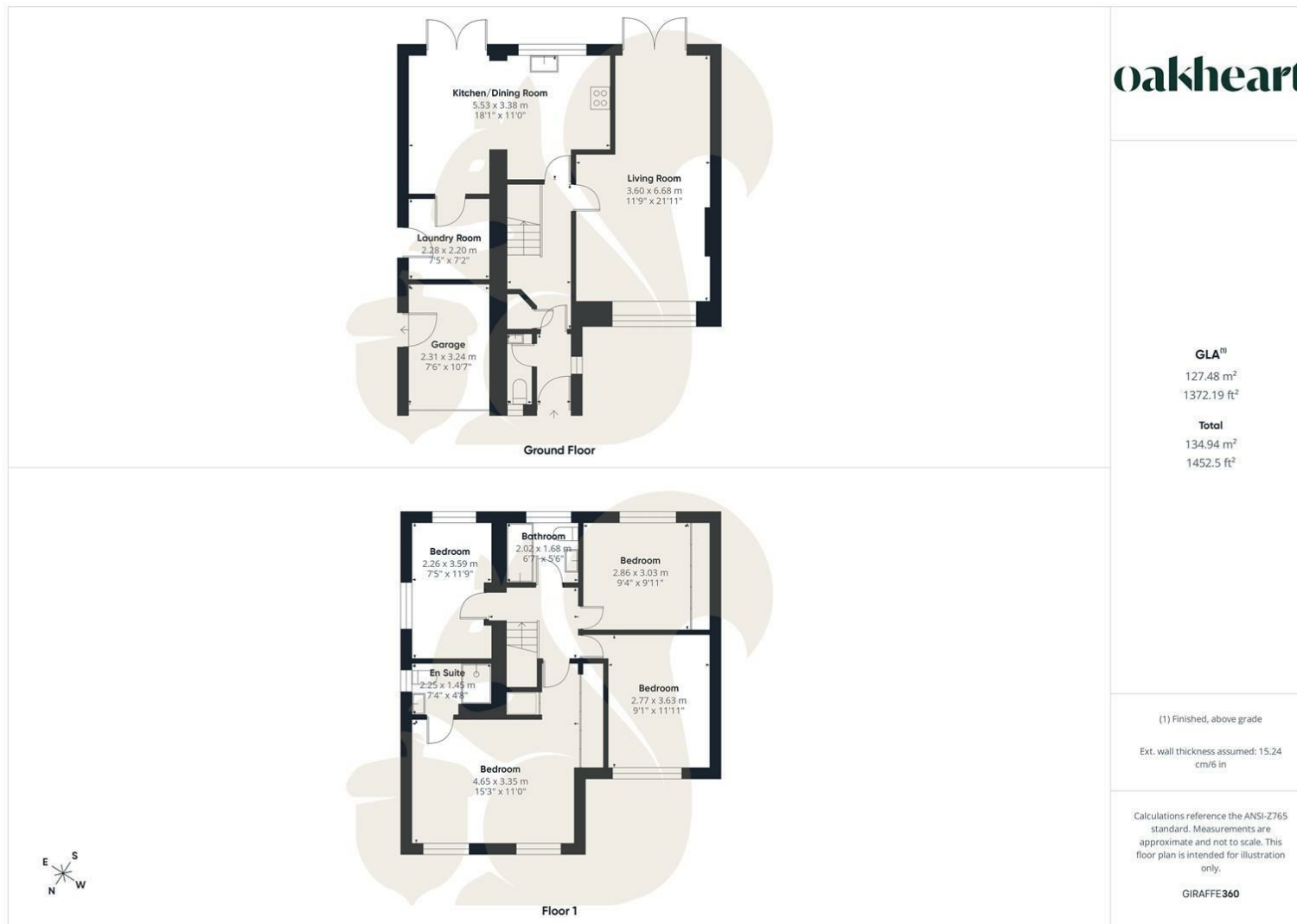
Call Oakheart today to arrange your viewing!











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**GLA<sup>10</sup>**  
127.48 m<sup>2</sup>  
1372.19 ft<sup>2</sup>

**Total**  
134.94 m<sup>2</sup>  
1452.5 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:  
D

### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 76                      |
| <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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