

oakheart

£375,000

Guide Price

Guilford Way, Great Cornard



Located in the ever popular Suffolk village of Great Cornard is this immaculately presented four bedroom detached family home. Situated within easy walking distance of the well regarded Thomas Gainsborough School and Pot kiln primary school, this property makes for the perfect purchase for a growing family. Accommodation briefly comprises a generous lounge, a modern fitted kitchen and four bedrooms, of which the master boasts its own en-suite facilities. Furthermore offering a downstairs WC, a neutral three piece family bathroom suite and also enjoys a well proportioned rear garden, off road parking via driveway and a secure garage.

Entry to this residence is gained into a hallway with the WC to the immediate

left, built in storage and stairs up to the first floor. To the right sits the main hub of the home, the lounge, featuring wood-style laminate flooring and a large window to the front. Contemporary in style, the kitchen is fitted with sleek white units, wood-effect countertops and integrated appliances including an eye level double oven and a gas hob, providing space for dining and double doors to the rear garden. To the first floor sits the four bedrooms, with the master boasting an en-suite shower room with a walk in shower unit and sink with storage. Completing the internal accommodation is the family bathroom suite, including a bath, sink and basin with further full integral storage.

To the rear, the property enjoys an enclosed rear garden with excellent

potential. Mainly laid to lawn with good opportunity for a patio space for outdoor seating in the warmer months. Side gate access is offered to lead to the driveway allowing space for two vehicles and additional parking/storage space via the garage.

Call Oakheart today for further information!

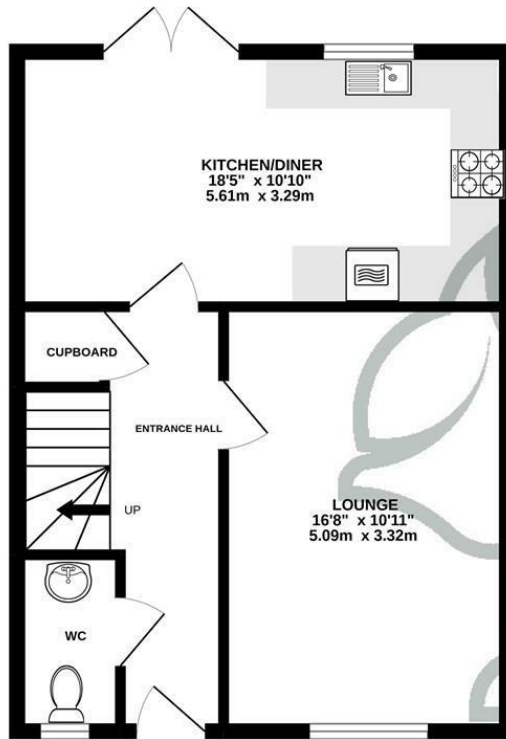




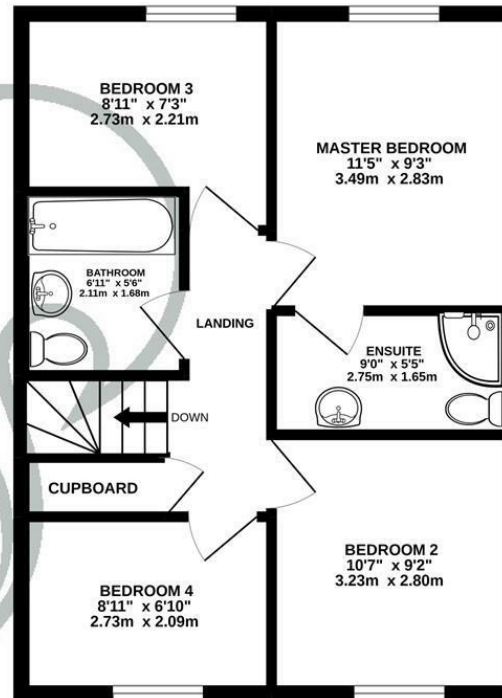




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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		
<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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