

oakheart



£375,000

Price Guide

Beech Road, Great Cornard



PRICE GUIDE - £375,000 - £385,000.

A spacious and well-appointed four double-bedroom semi detached family home positioned within a quiet and well regarded residential street, offering versatile and well-balanced accommodation arranged over two floors, ideally suited to modern family living.

Upon entering the property, you are welcomed by an entrance hall which provides access to the principal ground floor accommodation. The living room is a particularly generous space, enjoying good natural light and offering an ideal setting for both everyday living and entertaining. To the rear of the property, the dining room provides a dedicated space for family meals and social occasions, with a natural connection

through to the kitchen, creating a practical and sociable layout.

The kitchen is well arranged with ample worktop and storage space, and is further complemented by a separate utility room, ideal for laundry and additional appliances, helping to keep the main kitchen area uncluttered. The ground floor also benefits from internal access to the garage, offering excellent storage or potential for conversion (subject to the necessary consents).

A notable feature of the property is the addition of a games room, providing highly flexible accommodation that could be utilised as a home office, playroom, gym, or even an additional reception room depending on the needs of the incoming purchaser.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom is particularly spacious, while the remaining bedrooms are all of a good size making them ideal for family living. These rooms are served by a family bathroom, fitted with a modern suite.

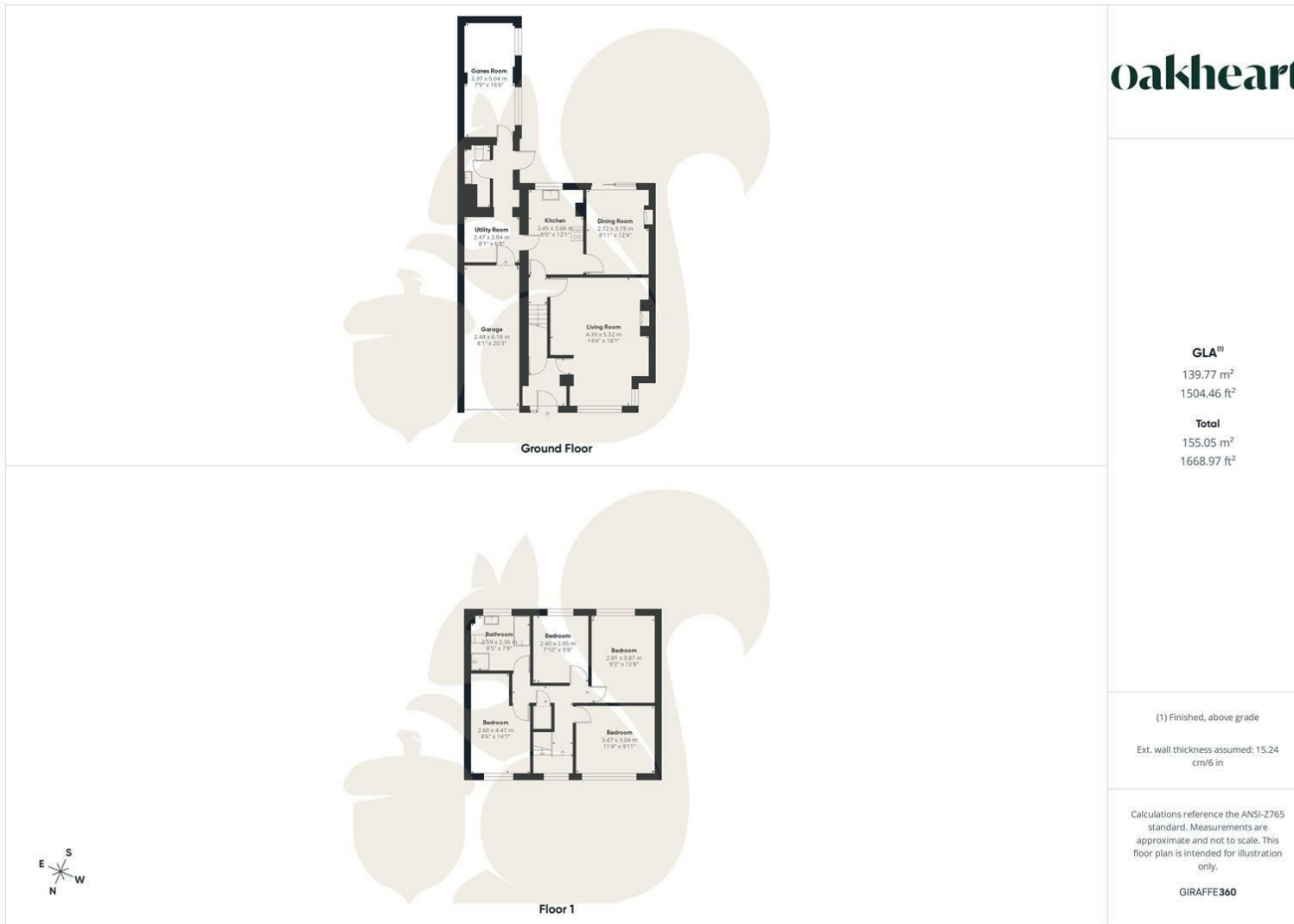
Externally, the property benefits from a block paved driveway, providing ample off-road parking. To the rear, the garden has been designed with ease of maintenance in mind, featuring a generous seating terrace which is ideal for outdoor dining, entertaining, and enjoying the warmer months.











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**GLA<sup>1)</sup>**  
 139.77 m<sup>2</sup>  
 1504.46 ft<sup>2</sup>

**Total**  
 155.05 m<sup>2</sup>  
 1668.97 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:  
C

**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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