

oakheart



£400,000

Offers In The Region Of  
Spicer Way, Great Cornard

Occupying a desirable corner plot, this modern and well-presented four-bedroom home offers spacious and versatile accommodation, along with a garage, off-road parking and attractive, low-maintenance gardens.

The property opens into a welcoming entrance hall leading to the main ground floor rooms. With the exception of the cloakroom, the ground floor and staircase feature stylish engineered oak flooring, creating a warm and cohesive feel. The cloakroom is fitted with a white suite including a low-level WC and pedestal wash hand basin.

The dual-aspect lounge is a standout feature benefiting from a decorative

fireplace with electric fire. A front-facing window and double glazed doors to the rear garden provide plenty of natural light. A separate dining room to the front offers a flexible space for formal dining, a home office or playroom.

The kitchen is well-equipped with attractive units and composite worktops, incorporating an inset sink, built-in oven, ceramic hob with extractor hood, and space for a fridge/freezer. An understairs cupboard provides additional storage, while a door leads to the utility room, offering further workspace, plumbing for a washing machine, a sink unit and access to the rear garden.

Upstairs, the first floor continues the quality finish with engineered oak flooring

(excluding the bathroom). The landing provides access to the loft and an airing cupboard. There are four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and en suite shower room. Bedrooms two and three also include fitted wardrobes, while bedroom four is ideal as a nursery or study. The family bathroom is fitted with a white suite and heated towel rail.

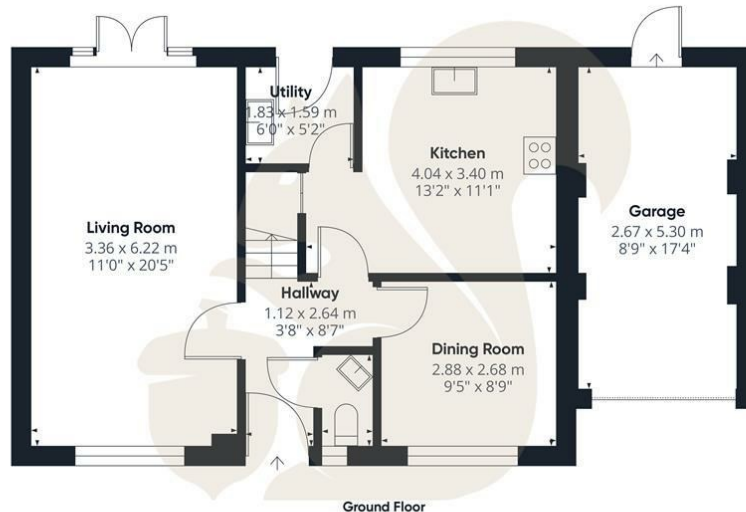
The rear garden is designed for low maintenance, with a patio leading to a lawn, established borders and a timber summer house. A side gate gives access to the front garden, while a block paved driveway provides parking and leads to the garage, which has power, lighting, loft storage.



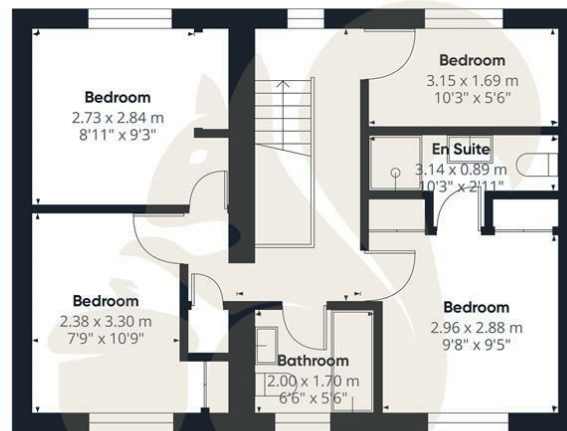








Ground Floor



Floor 1



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**GLA<sup>®</sup>**  
 112.11 m<sup>2</sup>  
 1206.79 ft<sup>2</sup>  
**Total**  
 126.64 m<sup>2</sup>  
 1363.09 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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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