

oakheart



£300,000

Guide Price

Mulberry Gardens, Great Cornard

Guide Price; £300,000 - £325,000

Situated in Mulberry Gardens, offering No Onward Chain, this well presented three-bedroom house offers a perfect blend of comfort and convenience. Situated on a popular residential estate, the property is just a short distance from the esteemed Thomas Gainsborough School and a variety of local amenities, making it an ideal choice for families.

Upon arrival, you are greeted by a neatly block-paved driveway, providing off-street parking for two vehicles. The welcoming entrance hall leads you into the spacious lounge, located at the rear, with French doors opening to the garden, creating a bright and airy atmosphere.

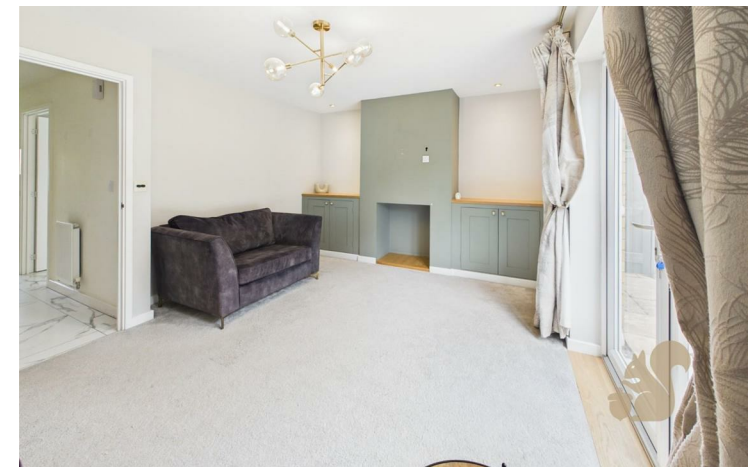
The contemporary kitchen boasts a range of floor and wall-mounted units, topped with attractive work surfaces. It is equipped with an integrated oven, a four-ring gas hob, a stainless steel extractor fan, and an integrated fridge freezer. The inset sink, with a chrome mixer tap, overlooks the front garden. Completing the ground floor is a convenient cloakroom, featuring a low-level WC and wash basin.

On the first floor, you will find three well-sized bedrooms. The principal bedroom benefits from en-suite facilities, which include a corner shower suite with tiled splashbacks, a low-level WC, and a wash hand basin. The family bathroom is fitted with a panel bath, a low-level WC, and a wash hand basin,

ensuring ample facilities for all.

Externally, the property boasts a nicely proportioned and private rear garden, featuring a seating area and a central artificial lawn area, perfect for outdoor relaxation. Additionally, the home boasts an outbuilding which would be ideal for a home office. Gated side access adds to the convenience of this lovely home.

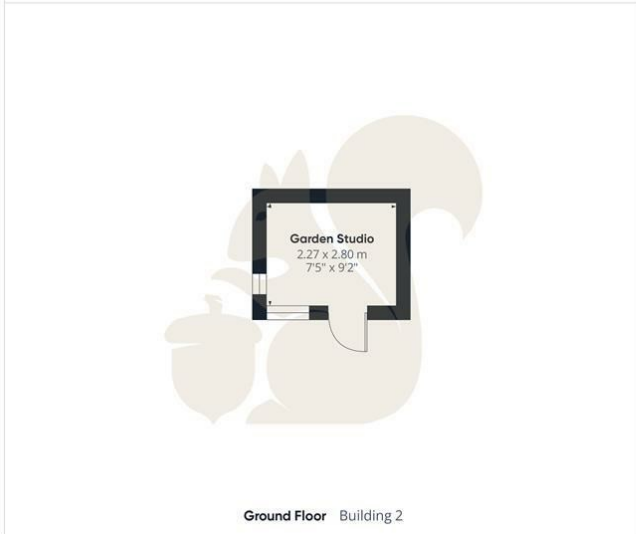
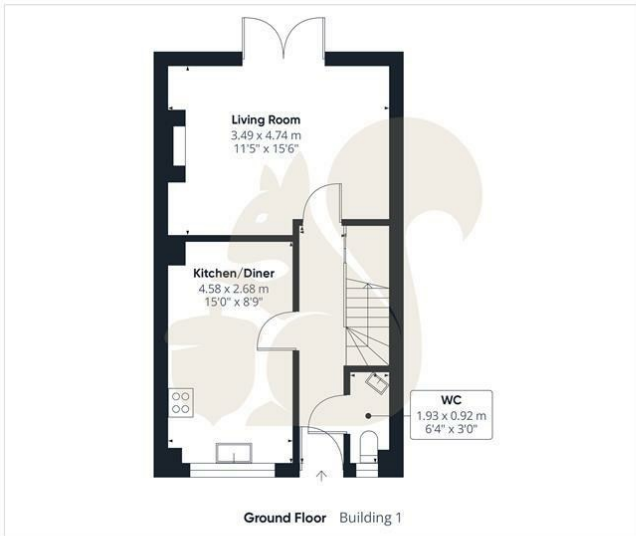
Call Oakheart today to arrange your viewing and discover your new home!











oakheart

Main building GLATM

81.26 m²
874.65 ft²

Main building total

81.26 m²
874.65 ft²

Building 2 total

7.15 m²
77.01 ft²

(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:

Babergh

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	93	94
(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	

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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart