

oakheart



£425,000

Price Guide

Orchard Gardens, Great Cornard

£425,000 - £450,000 Nestled within a small and prestigious development in the highly sought-after Suffolk village of Great Cornard, this beautifully presented three-bedroom detached bungalow offers spacious, versatile accommodation and is available with the added benefit of no onward chain.

The accommodation is centred around a generous open-plan kitchen/living area, creating an ideal space for both everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of sleek gloss white base and wall-mounted units, complemented by stylish marble-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven with a four-ring induction hob, dishwasher and fridge/freezer, while an inset

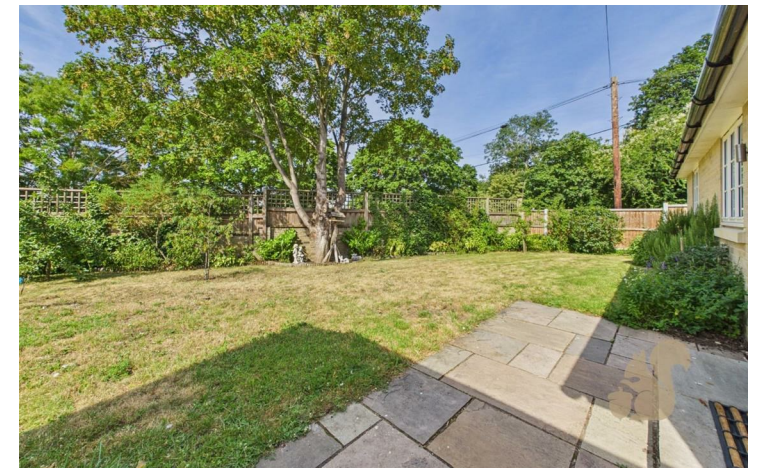
ceramic sink with drainer and chrome mixer tap completes the space. The living area offers ample room for both dining and relaxing, with French doors opening onto the rear garden, allowing plenty of natural light to flood the room.

There are three well-proportioned bedrooms, with the principal bedroom benefitting from an en-suite shower room, whilst the remaining bedrooms are served by a modern family shower room comprising of a shower cubicle, low level WC, wash hand basin and bidet. A separate utility room adds further practicality and additional storage.

Externally, the property enjoys a private rear garden, which is predominantly laid to lawn and bordered by a selection of mature shrubs, creating an attractive and low-maintenance outdoor space. To the front, there is off-street parking leading to a detached garage, complete with power and lighting, offering excellent storage or workshop potential.

Great Cornard is a well-regarded village on the outskirts of Sudbury, offering an excellent range of local amenities including shops, schools, doctors' surgeries and leisure facilities, while the nearby market town provides a wider selection of shopping, dining and transport links.

Call Oakheart today to arrange your viewing!



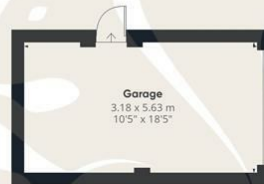








Ground Floor Building 1



Ground Floor Building 2

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Main building GLA[®]

82.99 m²
893.31 ft²

Main building total

82.99 m²
893.31 ft²

Building 2 total

19.37 m²
208.52 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:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	82	
(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.

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