

oakheart

£425,000

Offers In The Region Of
Pot Kiln Road, Great Cornard

Offered to the market with NO ONWARD CHAIN, this detached three-bedroom bungalow occupies a generous plot approaching 0.25 acres in a sought-after position along Pot Kiln Road, Great Cornard. Conveniently located within easy reach of highly regarded schooling, local shops and everyday amenities, the property presents an excellent opportunity for those seeking single-storey living with scope to personalise and enhance.

The accommodation is well-proportioned throughout, comprising a welcoming entrance hall that provides access to all principal rooms. Positioned at the front of the property is the generous main living room, a bright and comfortable space ideal for everyday relaxation. To the rear, the dual-aspect

sitting room enjoys pleasant views over the garden and offers an excellent space for formal dining, entertaining guests or simply enjoying the outlook across the plot.

The kitchen is positioned centrally within the home and offers ample workspace and storage, whilst three bedrooms are served by a family bathroom. The principal bedroom is particularly generous in size, with the remaining bedrooms offering flexibility for family members, guests or those working from home.

Externally, one of the property's standout features is its impressive plot size,

approaching a quarter of an acre. The established gardens provide a wonderful sense of space and privacy, offering tremendous potential for landscaping, extension or redevelopment, subject to the necessary planning consents.

To the front, a substantial driveway provides off-street parking for multiple vehicles and leads to the garage, ensuring ample storage and practicality.

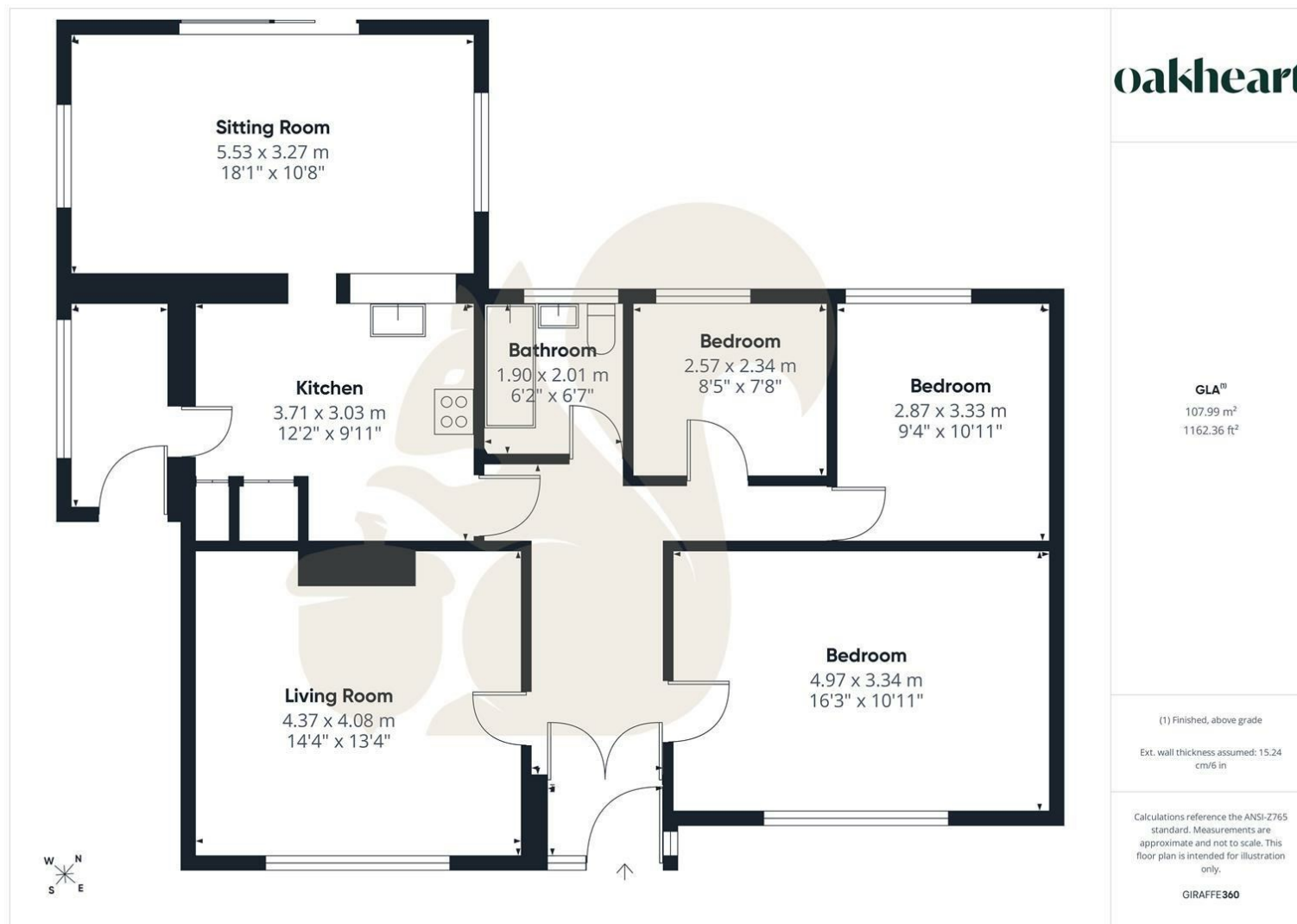
Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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