

oakheart

£260,000

By Auction
Head Lane, Great Cornard

An attractive bay-fronted semi-detached Victorian residence located within a popular residential setting in the widely regarded and well serviced village of Great Cornard. Offered to market with NO ONWARD CHAIN, this home benefits from two reception rooms, two double bedrooms, a first floor bathroom and off street parking for up to three vehicles to the rear.

The property is entered via a welcoming hallway which leads to a charming bay-fronted living room, centred around an attractive cast

iron fireplace, creating a wonderful focal point and retaining the property's period character. Beyond, the separate dining room provides an excellent entertaining space and also features a cast iron fireplace, while offering direct access to the kitchen. The kitchen is fitted with a range of units and opens through to a useful sunroom overlooking the garden, providing an ideal space for a breakfast area, home office or garden room.

To the first floor, the spacious principal bedroom enjoys a bay window to

the front elevation and benefits from a further cast iron fireplace, while the second double bedroom also features an original cast iron fireplace. Completing the accommodation is a family bathroom.

Externally, the property enjoys a particularly attractive and well-established rear garden, offering mature planting, lawned areas and ample space for outdoor entertaining. A notable feature is the gated rear access leading directly to a private parking area providing off-street parking for up to three vehicles, accessed via Philips Field Road.

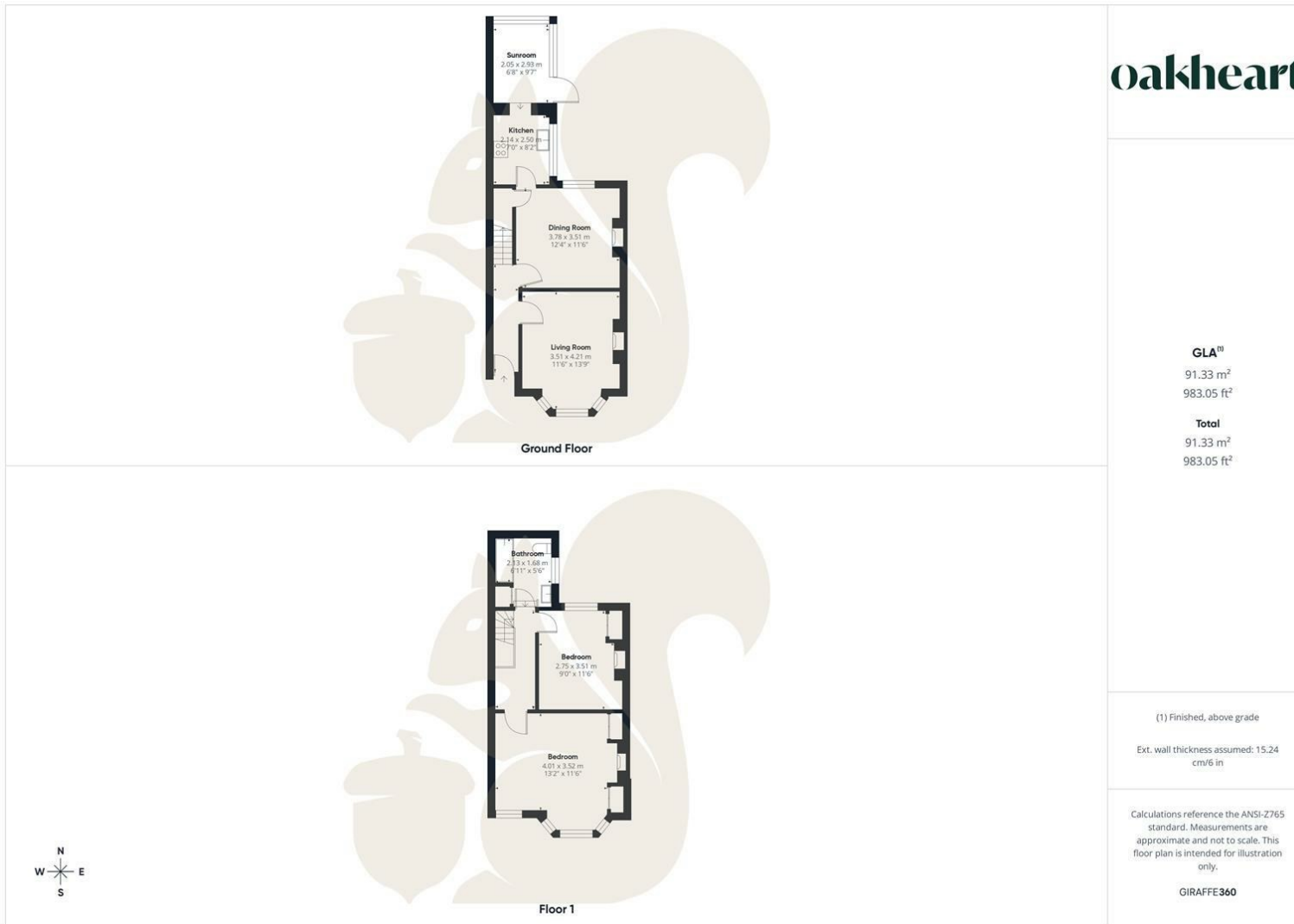
Call Oakheart today to arrange your viewing!











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GLA¹⁾
 91.33 m²
 983.05 ft²

Total
 91.33 m²
 983.05 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:
B

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

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