

oakheart



£350,000

Price Guide

Lower Reeve, Great Cornard

\*£350,000 - £375,000\* Positioned within the popular Stour Croft development, just a short distance from local schools and amenities, this modern four-bedroom detached home offers spacious and versatile living ideal for families.

To the front of the property, a private driveway provides parking for two vehicles. Entry is gained via a welcoming entrance hall with stairs rising to the first floor and access to a ground floor WC. The heart of the home is the impressive

open-plan kitchen/dining/living space. The contemporary kitchen is fitted with a stylish range of wall and base units, complemented by timber-effect work surfaces and tiled splashbacks. Appliances include an integral eye-level oven, four-ring electric hob, integrated fridge/freezer, and a striking black inset sink with a detachable mixer tap. The lounge area is located at the rear of the property and features double doors that open out onto the garden, creating a seamless flow between indoor and outdoor living. Upstairs, the property offers four

well-proportioned bedrooms, three of which comfortably accommodate double beds. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a family bathroom.

The rear garden is predominantly laid to lawn with a raised decked seating area, perfect for alfresco dining or entertaining. There is also convenient rear access into the integral garage.

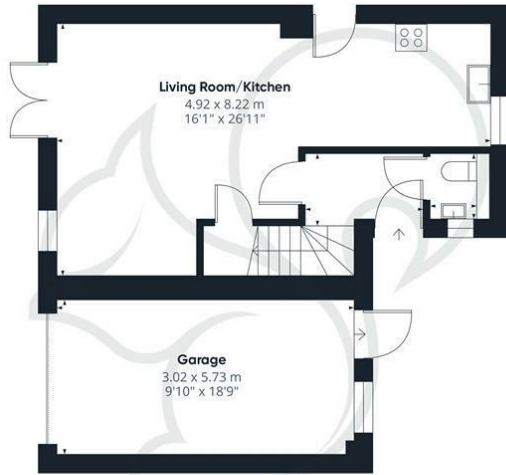
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
106.3 m<sup>2</sup>  
1143 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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>85</b>
(69-80) <b>C</b>	<b>69</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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