

oakheart



£450,000

Offers In The Region Of  
Bures Road, Great Cornard



Positioned along the ever-popular Bures Road in the heart of Great Cornard, this generously proportioned two-bedroom detached bungalow presents an excellent opportunity for those seeking single-storey living with flexible accommodation. Offered with no onward chain, the property is ideal for downsizers, families, or those looking to personalise a home in a desirable location.

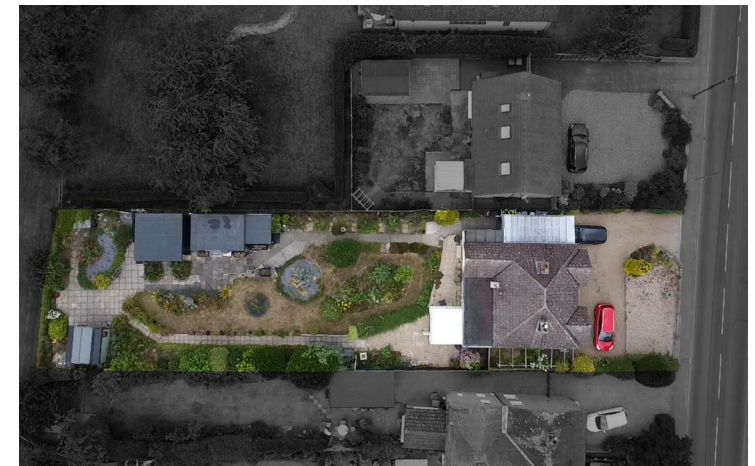
Upon entering the bungalow, a spacious central hallway provides access to all principal rooms. The layout flows beautifully, offering a practical yet versatile footprint. To the front of the property are two bright and well-proportioned double bedrooms, each featuring attractive bay windows that allow for plenty

of natural light. The heart of the home is the expansive living room, measuring an impressive 19'4" by 10'10", which enjoys views to the rear and leads directly into the sunroom, an ideal spot for morning coffee or enjoying garden views year around. A separate dining room offers a dedicated space for family meals or entertaining guests. The kitchen is positioned to the rear of the property enjoying views over the garden. The kitchen features a range of timber floor and wall mounted units topped with stylish white work surfaces, an integral eye level oven, four ring gas hob, integrated fridge/freezer and an inset stainless steel sink and drainer unit with chrome mixer tap.

Set on a generous plot, this bungalow boasts a beautifully landscaped rear

garden that offers both space and privacy. A large paved terrace provides the perfect spot for outdoor dining and relaxation, leading to winding pathways and mature planting. Toward the rear, a spacious patio area is complemented by multiple outbuildings, ideal for storage or hobbies. The front offers ample off-road parking with a gravel driveway.

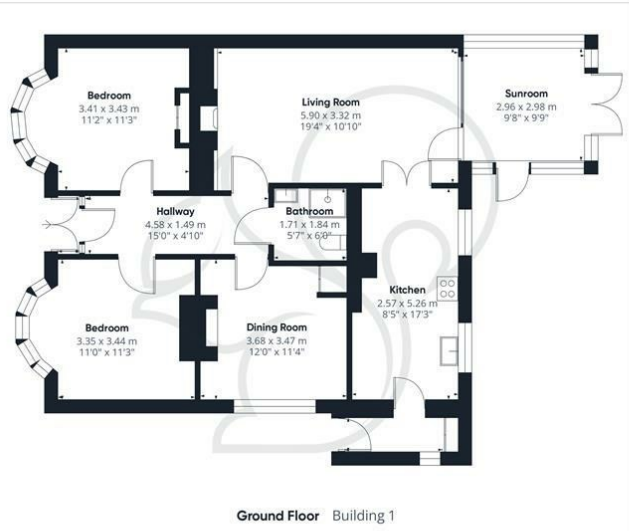
Call Oakheart today to arrange your viewing!



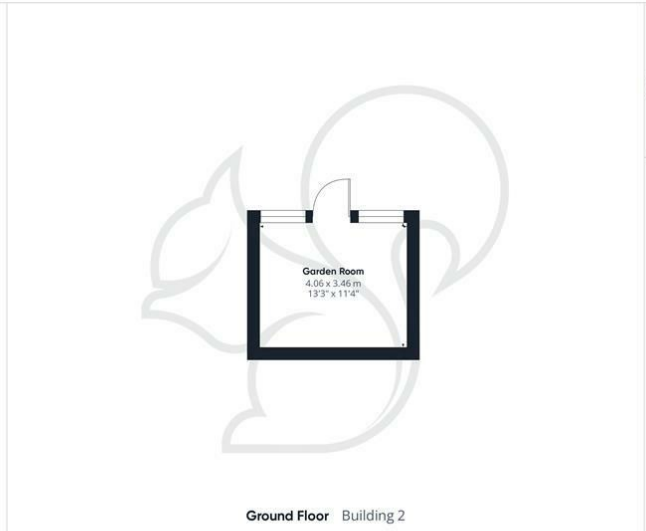








Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>  
129 m<sup>2</sup>  
1389 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.