oakheart

£290,000

Price Guide

Mulberry Gardens, Great Cornard

A beautifully presented three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors, ideally situated in the popular village of Great Cornard. With three generous double bedrooms, a principal bedroom with en-suite, attractive rear garden and off-road parking, this is an excellent modern family home.

The ground floor features a welcoming entrance hall, a spacious kitchen/breakfast room to the front and a bright sitting room to the rear. The sitting room benefits from plenty of natural light, useful under-stairs storage and French doors opening directly onto the rear garden, creating a lovely connection between the living space and outside.

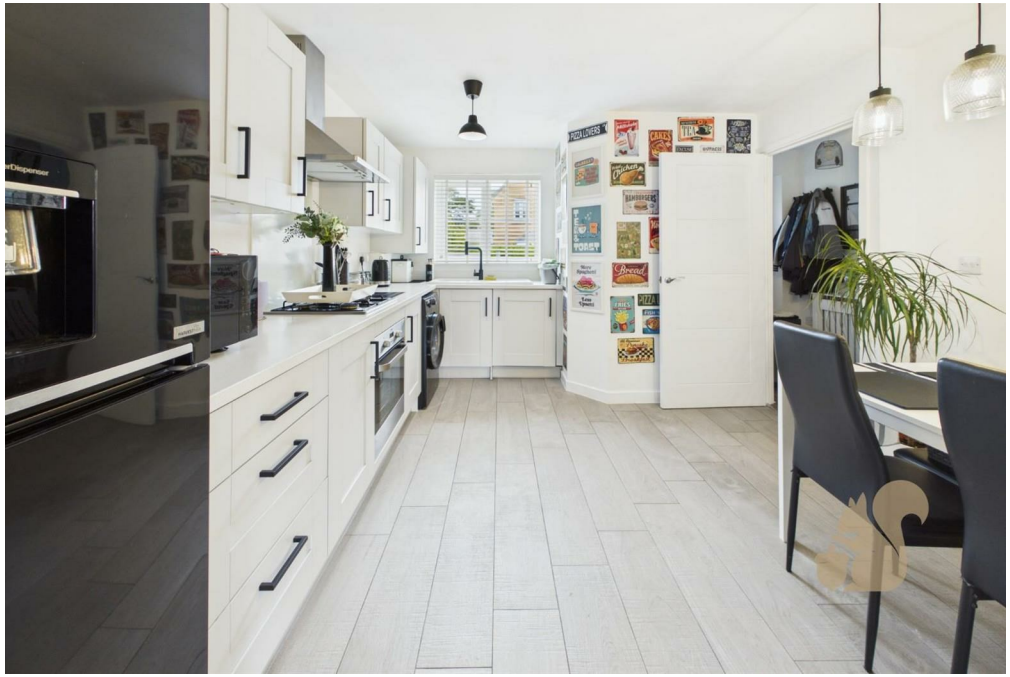
The first floor provides two double bedrooms and the family bathroom. Bedroom two enjoys views over the rear garden, while bedroom three is positioned to the front. The family bathroom is fitted with a three-piece suite including a bath with shower over.

The entire second floor is dedicated to the impressive principal bedroom, creating a private and peaceful retreat. The room benefits from fitted wardrobes and a modern en-suite shower room.

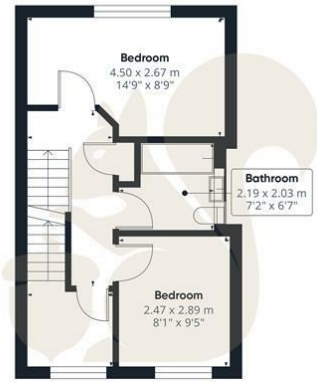
Outside, the rear garden features a patio area adjoining the sitting room, with the remainder laid mainly to lawn, providing a great space for outdoor dining, entertaining or relaxing. Off-road parking is situated to the rear, with gated access into the garden.

Great Cornard is a popular village located close to Sudbury and offers a range of local amenities, including shops, doctors' surgery and primary and secondary schooling. Sudbury provides an excellent selection of shops, restaurants, leisure facilities and a railway service with connections towards London Liverpool Street via Marks Tey.

BE DIFFERENT
NEED MORE



Ground Floor



Floor 1

Floor 2

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GLA[1]
102.8 m²
1106.55 ft²

Total
102.8 m²
1106.55 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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