

oakheart

£475,000

Guide Price

Canhams Road, Great Cornard

\*Guide Price - £475,000 - £500,000\*

Set within one of Great Cornard's most sought-after residential roads, this spacious four-bedroom detached home offers an excellent balance of generous living space and a superb garden, making it ideal for families and those seeking a home with both comfort and convenience.

The house sits behind an expansive block-paved driveway with ample parking and a detached garage, while mature hedging provides privacy. Once inside, a welcoming reception hall leads to a large sitting room with a feature fireplace and wide front window, creating a bright and inviting space. Double doors open into the dining area, perfect for entertaining, leading onto the garden

room. The kitchen is adjoined, and enjoys a centre island, as well as plenty of storage and workspace. A cloakroom completes the ground floor.

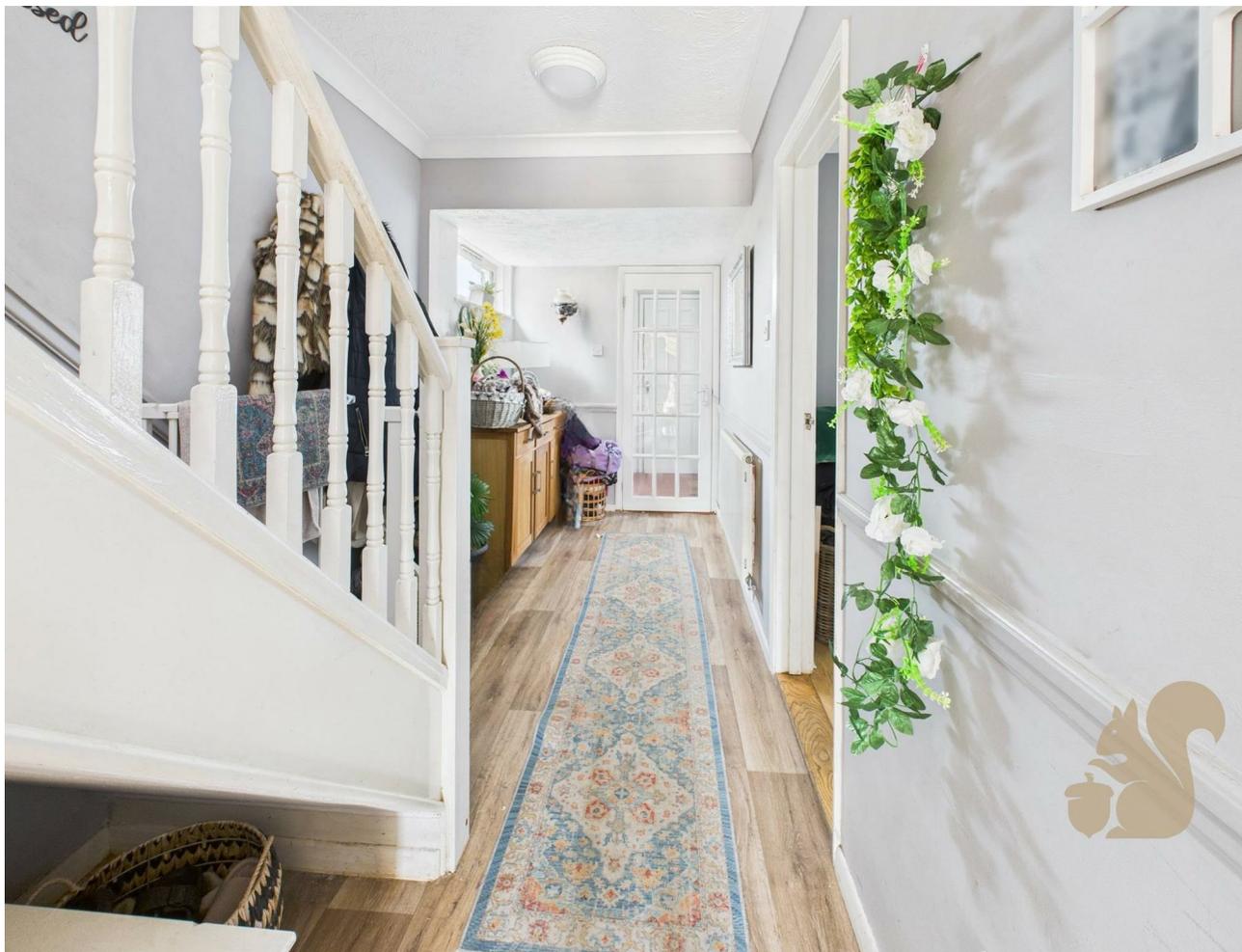
Upstairs, the home continues to impress with four well-proportioned bedrooms. The main bedroom features an en-suite, while the second bedroom is particularly spacious and could easily accommodate another en suite if desired. The remaining bedrooms offer flexibility for family, guests, or home working with a family bathroom serving them.

Outside, the property truly comes into its own. The rear garden is a wonderful length, well-screened and laid mainly to lawn with mature planting and fruit

trees, making it a perfect setting for children to play, keen gardeners to enjoy, or simply a tranquil spot to unwind.

Great Cornard itself retains a strong sense of community with local shops, schools, and leisure facilities, while nearby Sudbury offers a wide range of amenities including a theatre, sports clubs, and a direct rail link to London. With excellent road and rail connections, Stansted Airport and the A12 are also within easy reach.

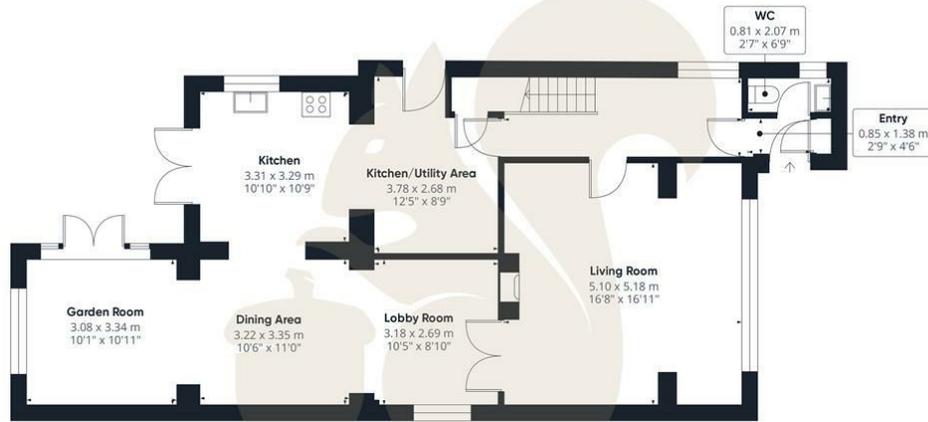
This is a home that combines space, practicality, and a desirable location. Call Oakheart to arrange your viewing today!











Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>(1)</sup>

151.5 m<sup>2</sup>  
1631 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:

Babergh

Tenure:

Freehold

Council Tax Band:

E

**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.

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