

oakheart



£400,000

Plot 31, Sudbury Fields





The last of the amazing Fox Gloves house type is available for reservation now! The property is expected to be build complete within Q4 of 2025!

This superb detached family house occupies a highly sought after corner position on this well regarded development on the edge of Sudbury Town. The Foxgloves by design are an elegant and thoughtfully built three bedroom detached house with a striking bright render coat facade. They boast parking to the side on a private driveway and have a generous footprint of circa 1,055 sqft.

These homes seamlessly entwine the traditional architecture of Suffolk with

modern and plush interiors, featuring open-plan living areas flooded with natural light and high-specification kitchens. Both the kitchen and living room are dual aspect creating feel good living space throughout the ground floor. The generous patio before the garden is accessed via double doors from either room, making the property an amazing space to enjoy in the summer.

On the first floor The Foxgloves offer a perfect balance of space and convenience with plush carpeting, a beautiful modern bathroom and a sizeable ensuite to the master bedroom.

Sudbury Fields is a rural community of 46 homes in the Suffolk village of Great

Cornard, close to the picturesque market town Sudbury. Designed to be forever homes, this uniquely crafted and charming development blends the classical proportions of Georgian and local Suffolk architecture with a specification that is designed to achieve up to an EPC A rating. Residents enjoy modern and contemporary interiors with best-in-class kitchen appliances from Samsung in a home which promotes smart and sustainable living.

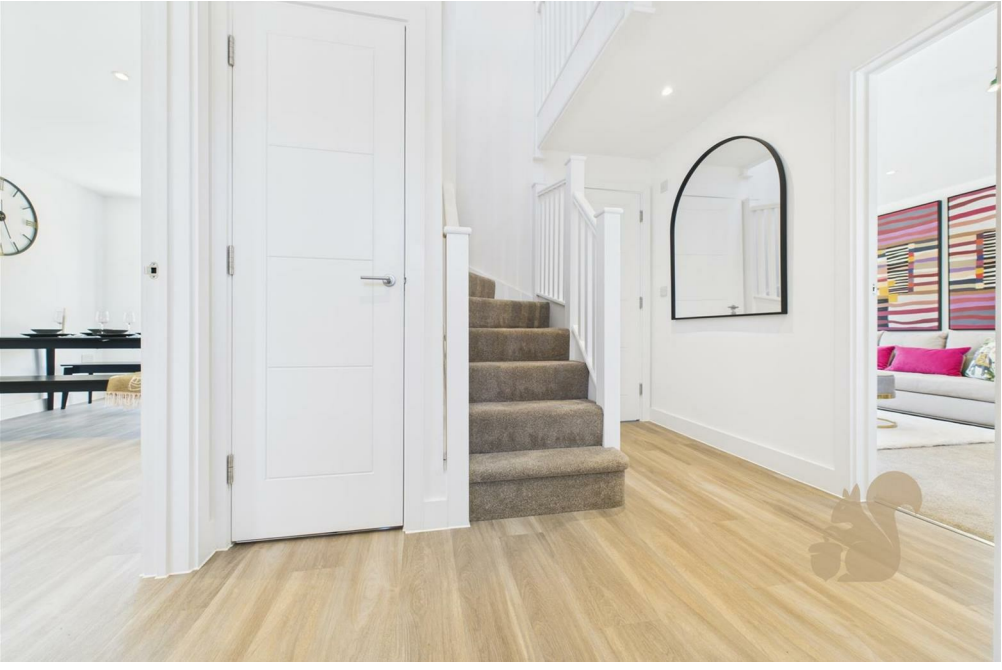
\*Images Depict Show Home\*



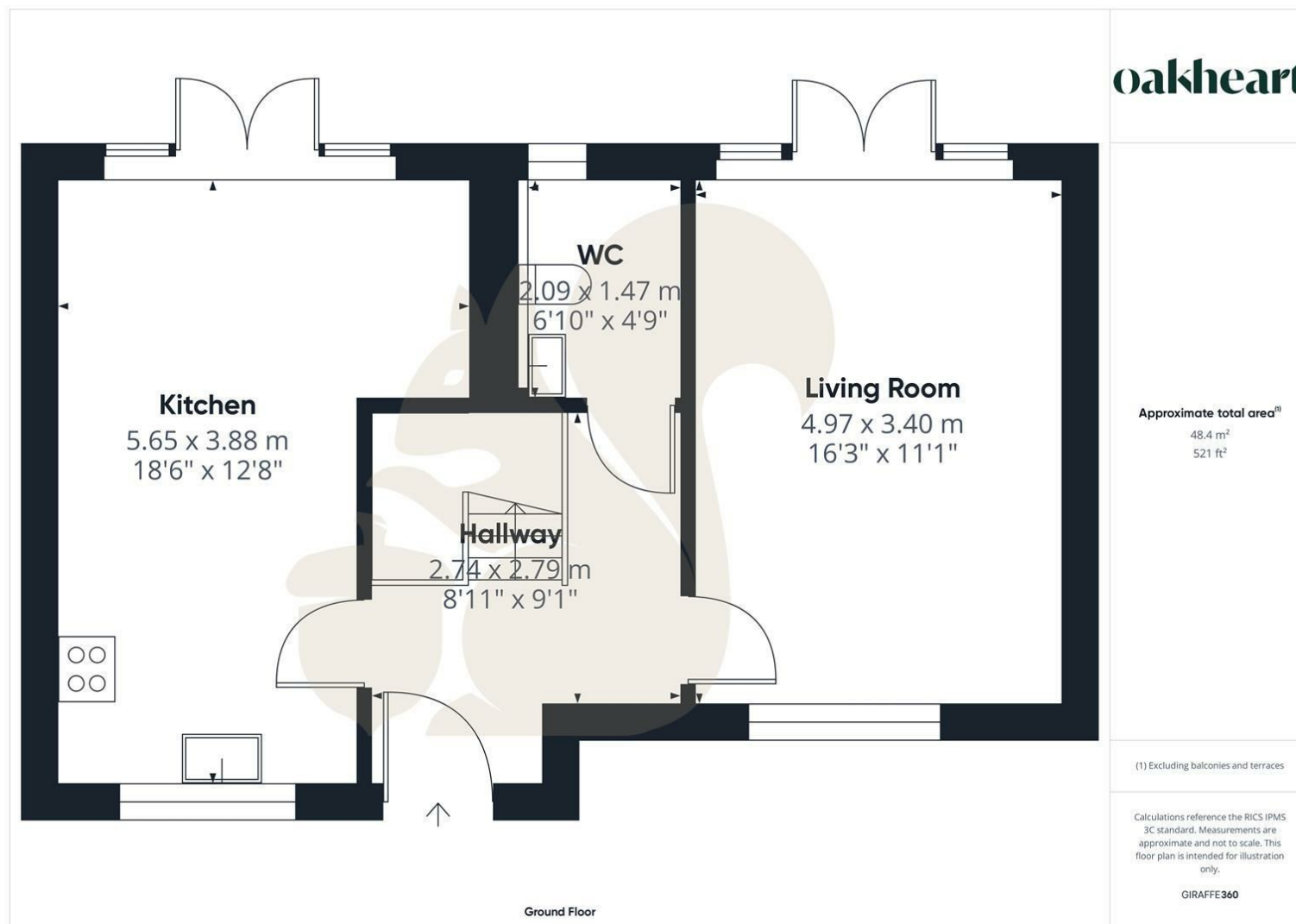













**Local Authority:**  
Suffolk County Council

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

### 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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