

oakheart



£500,000

Guide Price

Broom Street, Great Cornard

A substantial and beautifully presented five-bedroom detached family home, offering exceptionally spacious and versatile accommodation arranged over two floors. The property occupies a private position overlooking parkland to the rear and benefits from generous off-road parking, an integral garage, attractive gardens and a superb balcony.

The welcoming entrance hall provides access to the principal ground floor accommodation, including an impressive open-plan kitchen/dining room, fitted to an exceptionally high standard with shaker-style cabinetry, wood-effect work surfaces, integrated appliances, induction hob and extensive storage. A breakfast bar creates a sociable divide between the kitchen and spacious

dining area, with windows overlooking the rear garden.

The kitchen/dining room is open-plan to a particularly impressive sitting room, featuring dual aspect windows, a wood-burning stove and floor-to-ceiling glazed doors opening onto the rear terrace. A useful utility room, study area and cloakroom complete the ground floor.

Upstairs, the spacious galleried landing leads to four further bedrooms and the family bathroom. Bedroom one is a generous double with far-reaching views over the rear garden and parkland, together with a stylish en-suite. Bedroom two is similarly well proportioned and also benefits from an en-suite.

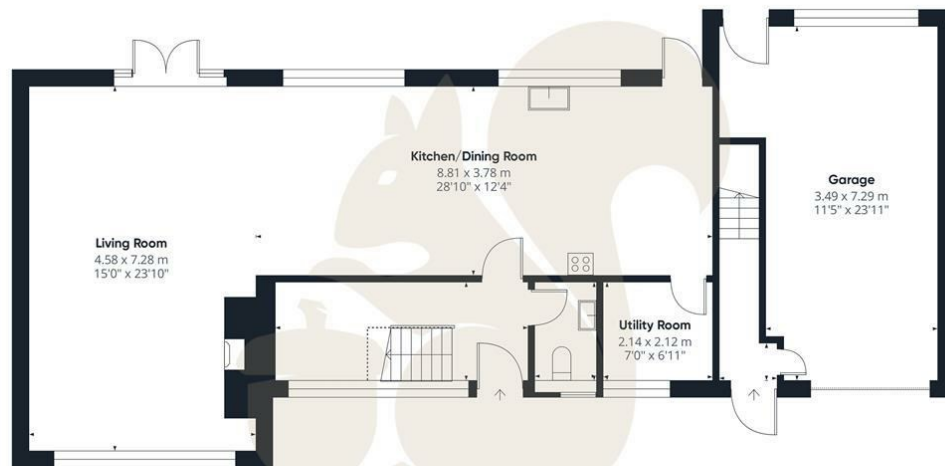
Bedrooms three and five provide further excellent accommodation, while bedroom four is accessed via its own private staircase and separate ground floor entrance, offering superb potential for multi-generational living, a home office or self-contained accommodation. It enjoys views over the park and has floor-to-ceiling glazed doors opening onto an impressive balcony.



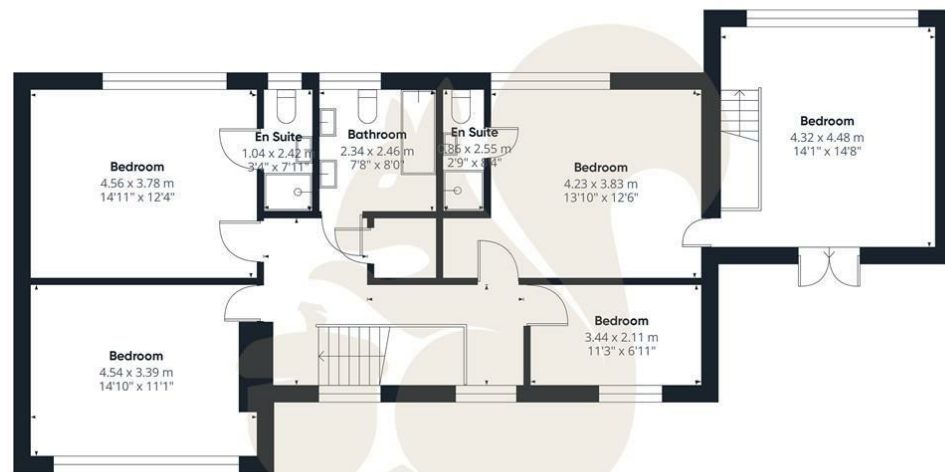








Ground Floor



Floor 1

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GLA[®]
213.61 m²
2299.27 ft²

Total
242.37 m²
2608.85 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:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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