



oakheart

£325,000

Offers In The Region Of
Grace Farrant Road, Great Cornard

Situated on the highly regarded Woodlands Rise development in Great Cornard, this beautifully presented three bedroom semi-detached home offers modern living, generous accommodation and a landscaped rear garden, making it an ideal family home.

The property opens with a welcoming entrance hall and ground floor cloakroom, leading into a spacious lounge with a feature media wall and a large window to the front aspect. To the rear, the impressive kitchen/diner spans the width of the property,

fitted with a contemporary range of units, integrated oven and hob, and space for further appliances. With double doors opening out to the garden and dual aspect windows, this bright and versatile space is perfect for both family dining and entertaining. On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from an ensuite shower room, while bedrooms two and three are well-sized and served by a modern family bathroom. Two storage cupboards and loft access add to the practicality.

Outside, the property enjoys a driveway providing off-road parking. The rear garden has been thoughtfully landscaped, beginning with a patio seating area directly behind the house, leading onto a lawn with a further seating area to the rear, creating a private and versatile outdoor space. A side gate offers convenient access.

Call Oakheart today to arrange your viewing!



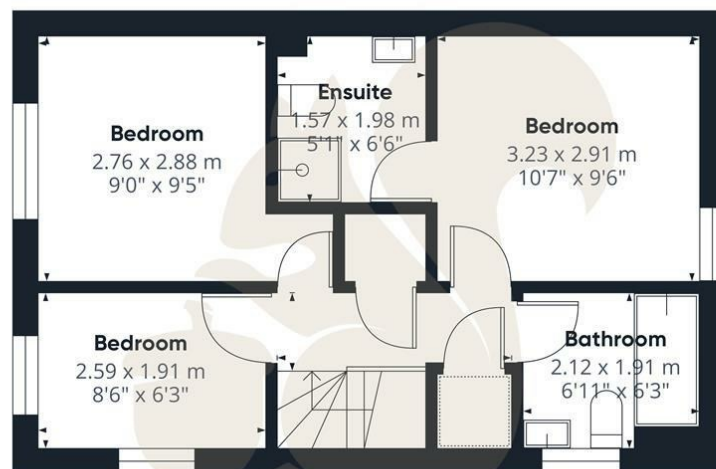








Ground Floor



Floor 1

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Approximate total area⁰⁰

69.5 m²

747 ft²

(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:

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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.

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