

oakheart

£220,000

Offers In The Region Of  
Lindsey Avenue, Great Cornard



Situated in a popular residential street within the well-regarded village of Great Cornard, this attractive three bedroom end of terrace property offers well-proportioned accommodation arranged over two floors, making it an ideal home for first-time buyers, couples or a growing family.

The property is approached via an entrance hall which provides access to the principal ground floor accommodation and stairs rising to the first floor. The generous living room is a comfortable and versatile reception space, providing plenty of room for both relaxing and entertaining. To the rear of the property is a particularly useful kitchen/diner, offering a good amount of fitted storage and work surface alongside space for a dining table and chairs. The room

provides a practical hub for day-to-day family life and benefits from access to the outside. A convenient downstairs cloakroom completes the ground floor accommodation.

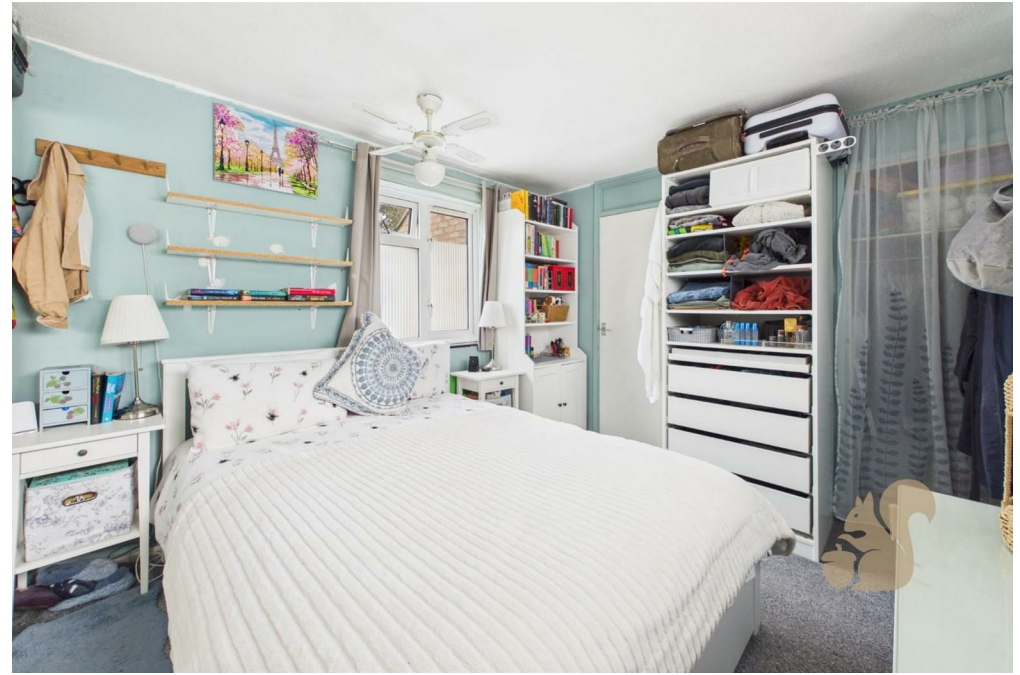
Upstairs, the property offers three bedrooms, providing flexibility for family living, guests or working from home. The principal bedroom is a well-proportioned room, while the second bedroom also provides excellent space for a double bedroom. The third bedroom is ideally suited as a child's bedroom, nursery, study or home office depending on the purchaser's requirements. A modern shower room serves the first floor.

Outside, the property benefits from a good-sized rear garden, which is mainly laid to lawn and enclosed by timber fencing. There are paved areas providing space for outdoor seating and entertaining, with a pathway running through the garden. The garden also benefits from both a useful timber shed and a metal storage shed, providing additional storage, and offers scope for the new owner to personalise and landscape to their own requirements.

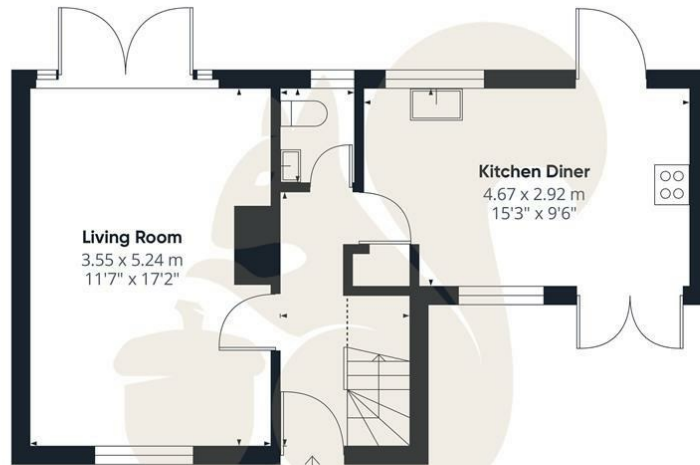
Call Oakheart today to arrange your viewing



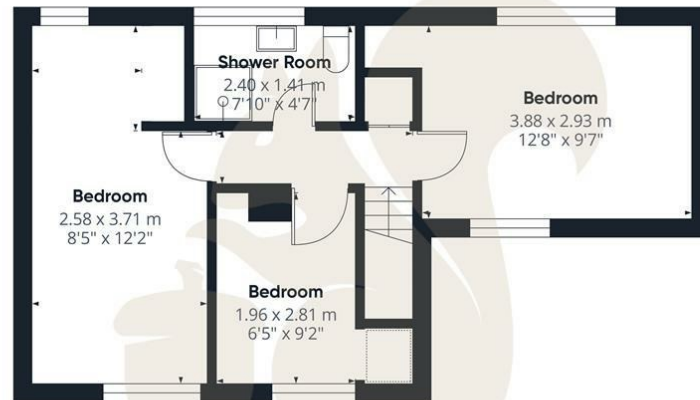








Ground Floor



Floor 1

**oakheart**

**GLA<sup>®</sup>**  
89.62 m<sup>2</sup>  
964.62 ft<sup>2</sup>

**Total**  
89.62 m<sup>2</sup>  
964.62 ft<sup>2</sup>

(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:  
B

### 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<br>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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