

oakheart



£500,000

Offers In The Region Of  
Davidson Close, Great Cornard

Situated on the much sought-after Hedgerows development in Great Cornard, this spacious and well-proportioned five-bedroom detached family home offers versatile accommodation across two floors and is ideally positioned within walking distance of local schooling, everyday amenities and Great Cornard Country Park.

The property is approached via a block paved driveway providing off-road parking and access to the integral garage, while internally the home offers generous living space suited perfectly to modern family life.

Upon entering, a welcoming entrance hallway provides access to the principal

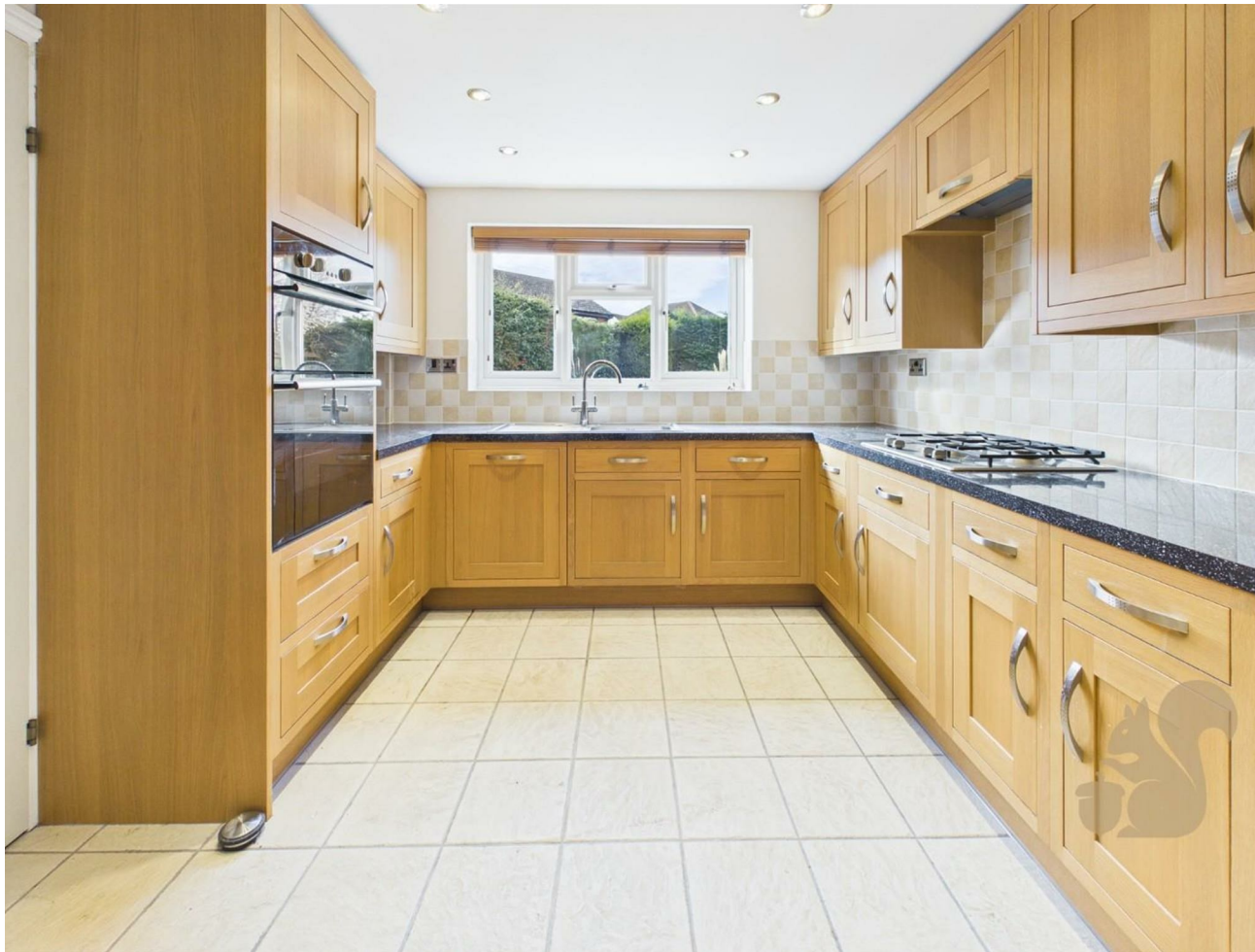
ground floor rooms. The living room is particularly impressive in size, offering a bright and comfortable space for relaxing and entertaining. Adjacent to this is a separate dining room with double doors leading out to the rear garden, creating an ideal space for family meals and social gatherings.

The kitchen sits to the rear of the property and offers a range of fitted units and work surfaces with space for appliances. A utility room provides additional practicality with further storage and appliance space, as well as access to the garden and garage. The ground floor also benefits from a study, ideal for those working from home, along with a convenient cloakroom.

To the first floor, the landing gives access to five well-proportioned bedrooms. The principal bedroom enjoys the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from a pleasant rear garden, mainly laid to lawn and providing a great outdoor space for families, children and entertaining during the warmer months.

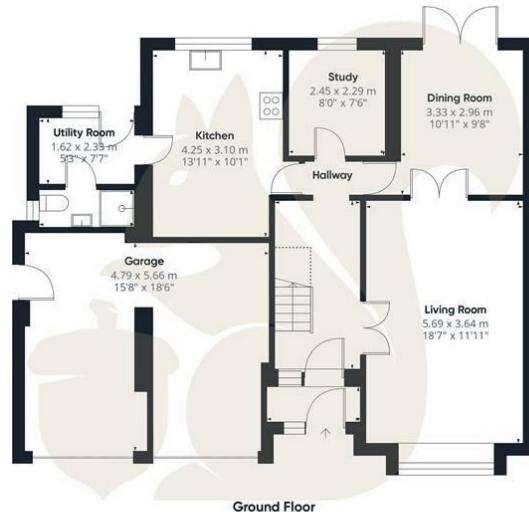
Call Oakheart today to arrange your viewing!



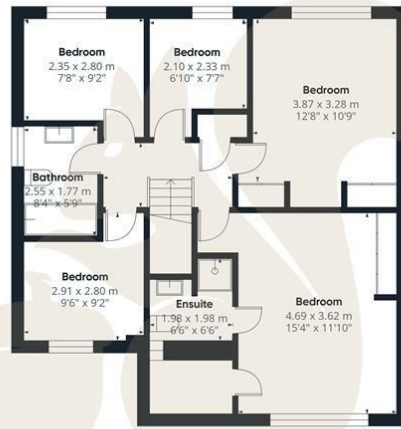








Ground Floor



Floor 1

**oakheart**

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

164.5 m<sup>2</sup>  
1771 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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