

oakheart



£375,000

Plot 30, Sudbury Fields

RESERVATION NOW AVAILABLE The Carriage Houses at Sudbury Fields are a highly sought after collection of stylish three bedroom semi-detached properties that are our top selling homes!

Not only do they offer a generous 1,023 sqft of impeccable living space, they are absolutely beautiful. The striking render contrasts harmoniously with the dark window frames and slate style roofs. Their enviable aesthetics are complete with unique chimney pot styling and bay windows to the living room!

Internally these striking homes continue to impress, featuring a bright open plan kitchen/dining room complete with high-specification integrated appliances, a handy utility room, sizeable cloakroom and a magnificent box bay

fronted lounge.

Integrated appliances include; a ceramic hob, double oven, fridge freezer, and dishwasher. With the added bonus of composite stone work tops. The cosy yet spacious lounge is an impressive reception room that is enhanced by the bay window at the front aspect, a wonderful place to sit and relax with friends and family. On the first floor the accommodation includes three well proportioned bedrooms, a luxurious bathroom suite and a thoughtfully designed ensuite to the Master bedroom.

Externally these impressive properties have neatly presented front gardens that frame the path to the front door and bay windows. There is a securely

fenced garden with a gate from the driveway providing daily convenience. The gardens are neatly laid to lawn with a generous patio dining area that can be enjoyed year round!

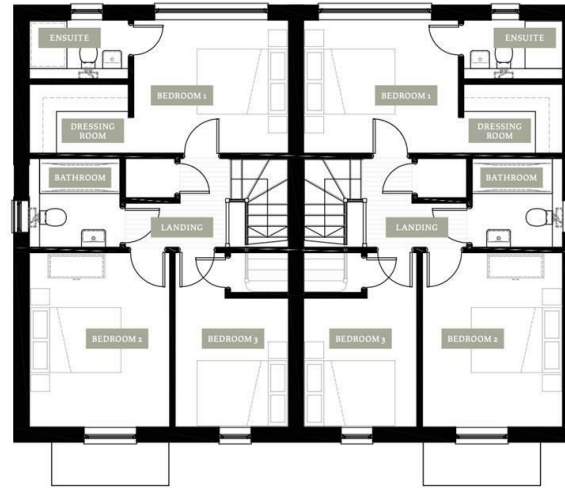
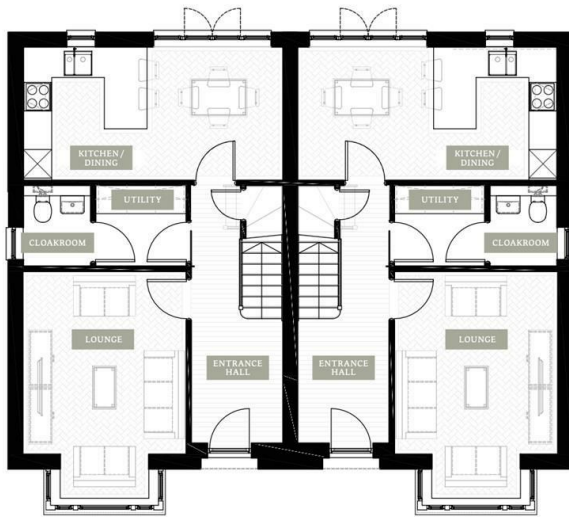
The development of Sudbury Fields sits within the popular village of Great Cornard, just two miles south of Sudbury itself, offering residents access to a vibrant local community, farmers markets, arts groups, and a host of independent shops and cosy cafés. Daily needs are catered for with a range of supermarkets, leisure centres, and schools including the highly regarded Thomas Gainsborough School & Sixth Form.











Local Authority:
Barbergh County Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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