

oakheart

£250,000

Guide Price

Grace Farrant Road, Great Cornard

\*Guide Price £250,000 - £260,000\*

Situated within the sought-after Woodland Rise development, this beautifully presented two-bedroom semi-detached home offers stylish, low-maintenance living, ideal for first-time buyers, downsizers or investors. With off-road parking for two vehicles and attractive front and rear gardens, the property is ready to move straight into.

The entrance hall leads into a contemporary open-plan kitchen and living space. The kitchen is fitted with a range of modern units, ample worktop space and room for appliances, while the bright living area enjoys French doors

opening onto the rear patio and garden. A convenient cloakroom completes the ground floor.

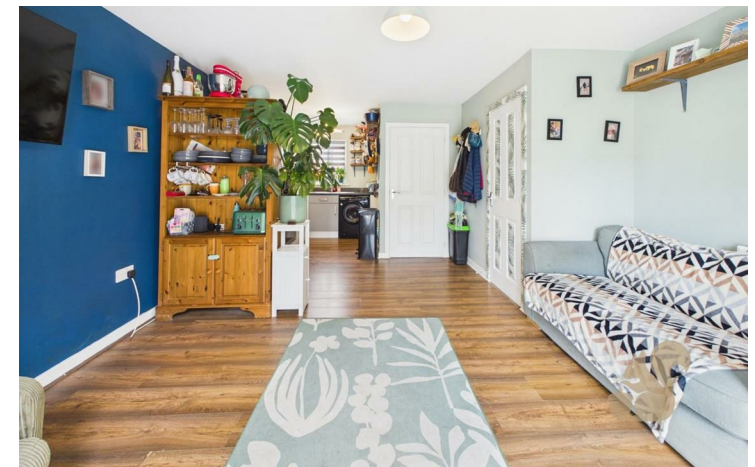
Upstairs are two generous double bedrooms and a modern family bathroom. The principal bedroom benefits from built-in storage, while the second bedroom overlooks the rear garden and would suit as a guest room, nursery or home office. The bathroom is fitted with a modern suite, including a shower over the bath, and the landing provides access to a loft for additional storage.

Outside, the front garden has been landscaped for easy maintenance, with a driveway to the side providing parking for two vehicles. The enclosed rear

garden features a patio, lawn and a garden shed, together with an outside tap and gated side access.

Located in the popular village of Great Cornard, the property is within easy reach of local shops, schools, healthcare facilities and leisure amenities. The nearby market town of Sudbury offers a wider range of amenities and a branch line railway station with connections to London Liverpool Street via Marks Tey.

A superb opportunity to purchase a modern, move-in-ready home in a highly desirable location.











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**GLA<sup>TM</sup>**  
 59.87 m<sup>2</sup>  
 644.38 ft<sup>2</sup>

**Total**  
 59.87 m<sup>2</sup>  
 644.38 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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:  
 B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</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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