

oakheart

£300,000

Price Guide

North Rise, Great Cornard

£300,000 - £325,000 Set within a popular and established cul-de-sac, this immaculately presented and extended three double bedroom semi-detached home offers well-proportioned and versatile accommodation throughout. The property is ideally positioned for access to highly regarded primary and secondary schools, local shops and the amenities of Sudbury.

The property benefits from a spacious living room with a wood burning stove, separate dining area opening through to the extended kitchen, three genuinely good-sized double bedrooms, ground floor cloakroom, first floor bathroom, off-road parking and a generous corner plot rear garden.

The welcoming entrance hall provides access to the main living accommodation, with stairs rising to the first floor. The living room is a bright and comfortable reception space, featuring a wood burning stove set within the chimney breast, creating an attractive focal point and making this an ideal room for relaxing. The separate dining room provides a useful area for entertaining and benefits from an understairs storage cupboard, with an open-plan connection into the kitchen. The extended L-shaped kitchen is fitted with a range of matching wall and base units with work surfaces over, together with a stainless steel one-and-a-half bowl sink and drainer, integrated double oven, inset hob and extractor. Two rear-facing windows and a door provide plenty of natural light and direct access to the garden. A useful ground floor

cloakroom completes the downstairs accommodation.

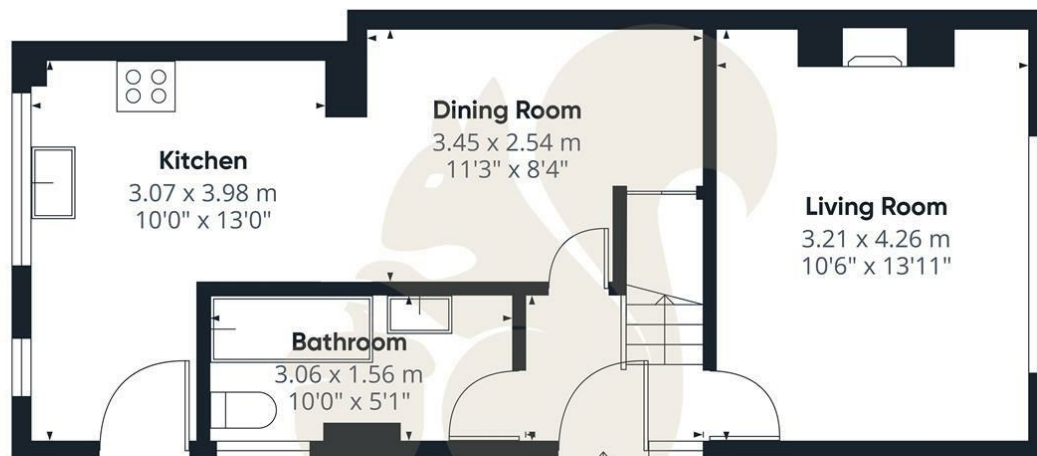
Upstairs, the landing provides access to the loft and three double bedrooms. The principal bedroom is particularly well proportioned, with two front-facing windows and fitted wardrobes. Bedroom two is another good-sized double bedroom with a built-in wardrobe, while bedroom three overlooks the rear garden and provides further flexibility for family, guests or home working.



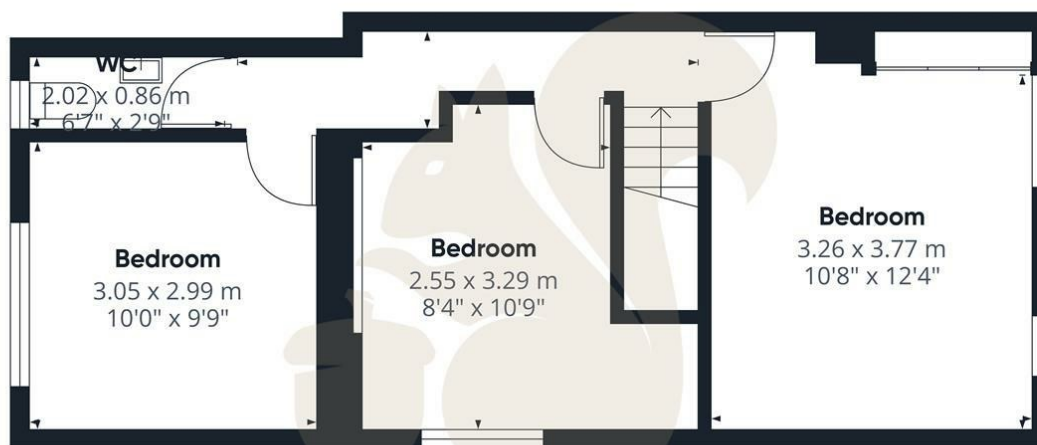








Ground Floor



Floor 1

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GLA^m
92.38 m²
994.41 ft²

Total
92.38 m²
994.41 ft²

(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:

Tenure:
Freehold

Council Tax Band:
B

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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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