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BROOK
FARM

£675,000

Guide Price

Bures Road, Great Cornard

Guide Price - £675,000 - £725,000

A prestigious and high specification five bedroom link-detached property occupying a favourable position within an exclusive development of four homes in the fringe of the well regarded Suffolk village of Great Cornard.

The heart of the home is the stunning open-plan kitchen and sunroom, beautifully appointed with top-of-the-line integrated appliances, sleek cabinetry, and black granite worktops. This bright and airy space seamlessly flows through bi-folding doors onto an external seating terrace, creating the perfect setting for indoor-outdoor entertaining. Adjacent to the kitchen, the

elegant dining room is bathed in natural light, courtesy of French doors that open onto the garden. The bay-fronted living room exudes charm and character, highlighted by a striking red brick feature fireplace, ideal for cozy evenings in. The ground floor further offers a study allowing for versatile accommodation space. A conveniently located WC completes the ground floor accommodation.

Upstairs, the property boasts five generously sized bedrooms, each designed to offer comfort and tranquility. The principal suite and the second bedroom both benefit from luxurious ensuite facilities, providing a private retreat within this remarkable home. The principal suite further offers a walk-through

dressing area and far reaching countryside views to the rear. The remaining bedrooms share a beautifully finished family bathroom offering a partially tiled finish comprising of a double width shower cubicle, bath tub, low level WC and wash hand basin.

The well landscaped rear garden commences with a paved seating terrace providing the perfect space for Summer BBQs and alfresco dining. The seating terrace furthers to an expanse of lawn bordered by a variety of established plants and shrubs. To the front of the property are two allocated parking spaces and a generously sized double garage.

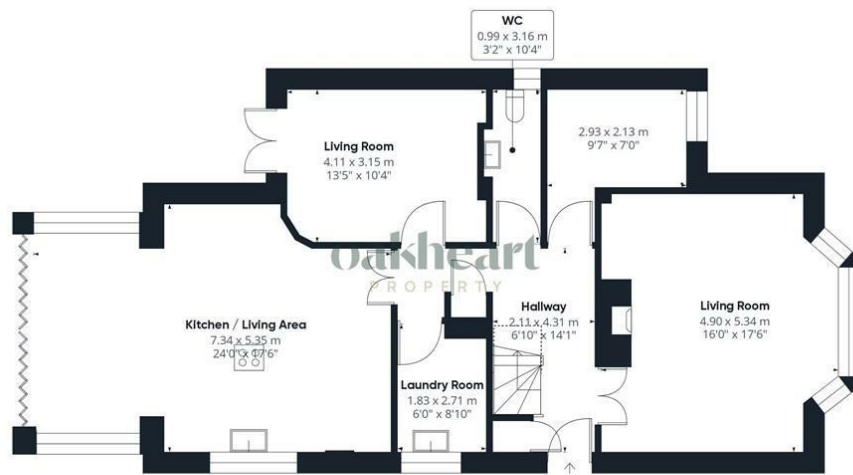
Call Oakheart today to arrange your viewing.



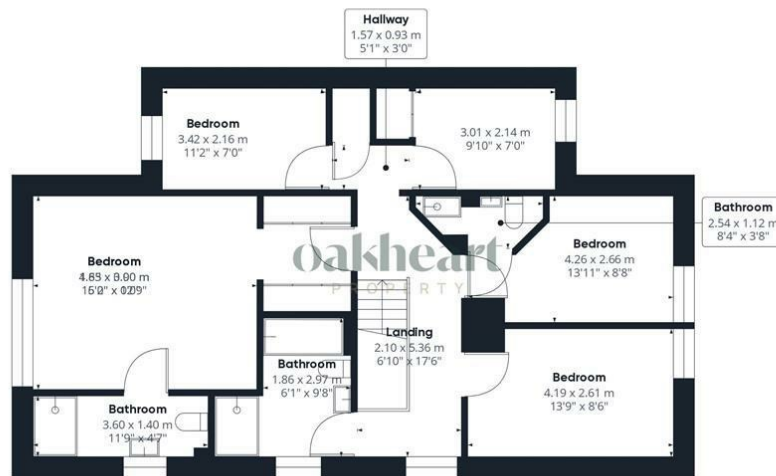








Ground Floor



Floor 1

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Approximate total area[®]

179.23 m²
1929.22 ft²

Reduced headroom

0.89 m²
9.58 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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