

oakheart



£450,000

Price Guide

Canhams Road, Great Cornard

PRICE GUIDE *£450,000 - £475,000*

Located in a highly sought-after position within Great Cornard, this spacious four-bedroom detached bungalow occupies a generous plot, complete with ample off-road parking and a superb wraparound garden. Having been thoughtfully extended and much improved by the current owner, the property offers flexible and well-proportioned accommodation ideal for families, upsizers, or those seeking single-storey living with additional versatility.

Inside, an inviting entrance hall leads to four well-sized bedrooms, including a principal bedroom with fitted wardrobes and a private ensuite. A modern

family bathroom serves the remaining bedrooms featuring a panel bath, shower cubicle, low level WC and wash hand basin. The generous living space features a comfortable lounge opening through to a designated dining area with patio doors flowing effortlessly into the rear garden. This, in turn, leads to a well-appointed kitchen/breakfast room offering plenty of storage and worktop space, along with access to the outdoors. The home further benefits from a versatile study, perfect for home working or potential use as a playroom or hobby space.

Outside, the large driveway provides excellent off-street parking. The extensive garden wraps around the property, with a welcoming patio seating

area and an expanse of lawn bordered by established shrubs and trees, ideal for entertaining, gardening, or simply enjoying the outdoors.

Situated close to highly regarded local schools and the wide range of amenities that Great Cornard offers, the property is ideally placed for access to Sudbury and Colchester, both of which provide rail connections to London Liverpool Street.

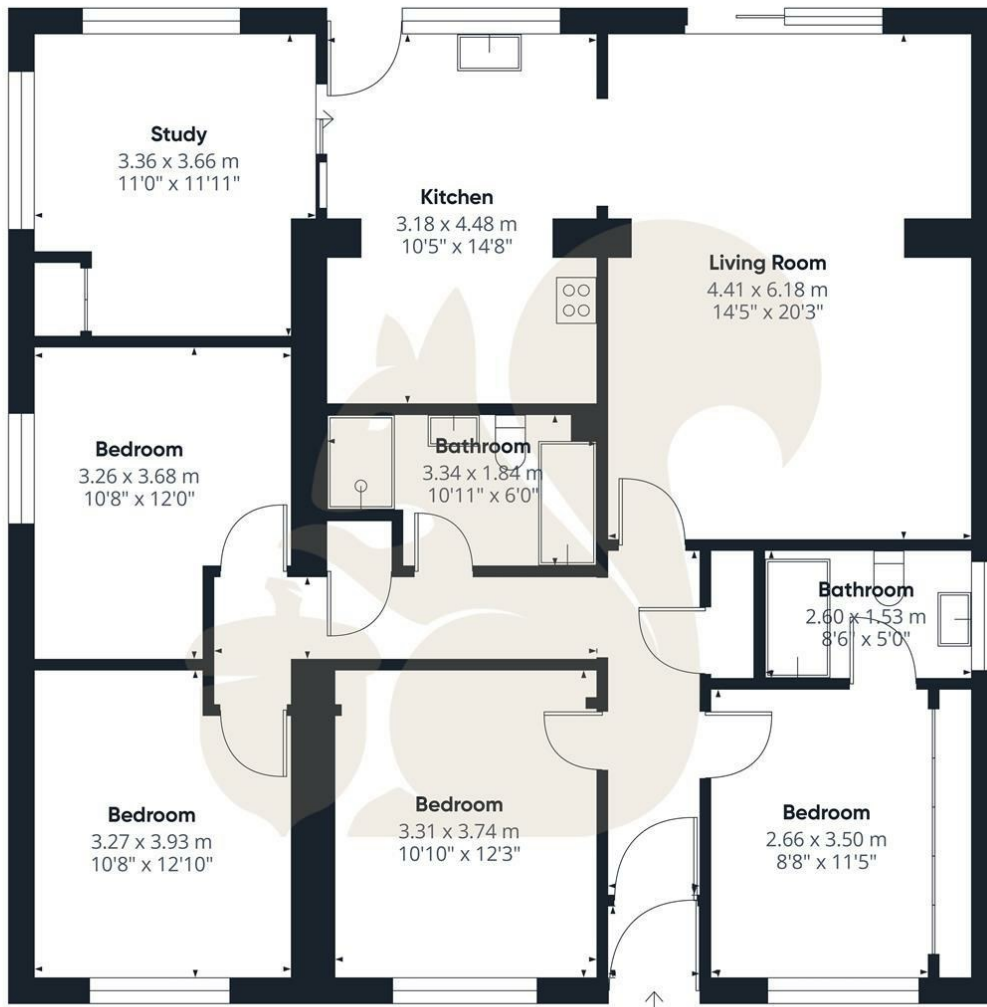
Call Oakheart today to arrange your viewing!











oakheart

Approximate total area⁽¹⁾

122.4 m²
1316 ft²

(1) Excluding balconies and terraces

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:


Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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

oakheart