

oakheart



£325,000

Guide Price

Mulberry Gardens, Great Cornard

Guide Price £325,000 - £350,000

Situated on a sought-after development within the ever-popular village of Great Cornard, this beautifully presented three-bedroom detached home has been thoughtfully maintained by the current owners and offers stylish, ready-to-move-into accommodation throughout. Boasting high-quality fixtures and fittings, a generous private rear garden, detached garage and ample off-road parking, this is an ideal home for growing families.

Upon arrival, the property enjoys excellent kerb appeal with a smart block-paved driveway providing parking for multiple vehicles, leading to a detached,

spacious garage with a fitted EV charger.

The welcoming entrance hall provides access to the principal ground floor accommodation, including a convenient cloakroom fitted with a low-level WC and wash hand basin. The spacious living room enjoys a pleasant outlook to the front, with patio doors to the rear accessing the garden, as well as a generous storage cupboard. To the other side, the impressive kitchen/dining room spans the depth of the property and features a comprehensive range of contemporary wall and base units complemented by attractive work surfaces. The kitchen is well equipped with an integrated double oven, five-ring gas hob with extractor above, fridge-freezer, dishwasher and washing machine.

The first floor offers three generously proportioned bedrooms, together with the family bathroom. The principal bedroom overlooks the front of the home and benefits from a storage cupboard along with a well presented en-suite. The remaining bedrooms are served by a modern family bathroom comprising a panel bath with shower attachment, wash hand basin and low-level WC.

Externally, one of the standout features of the home is the generous and private rear garden. Commencing with an attractive granite patio, perfect for outdoor dining, offering an excellent degree of privacy and plenty of space for families to enjoy.



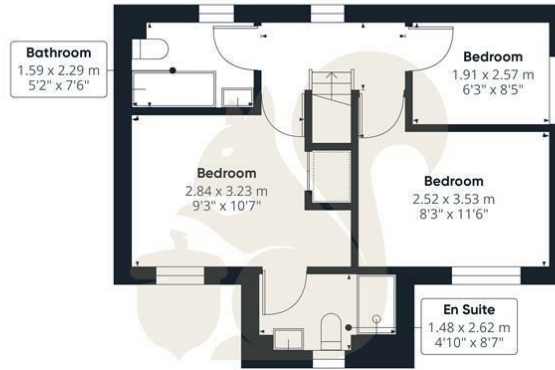




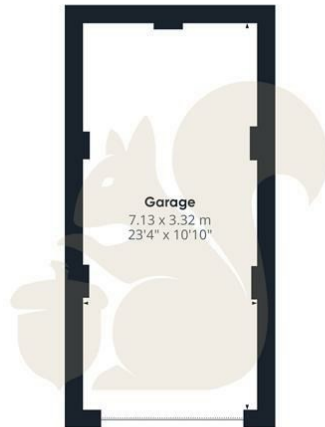




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

82.16 m²
884.34 ft²

Main building total

82.16 m²
884.34 ft²

Building 2 total

25.33 m²
272.61 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(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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