

oakheart



£295,000

The Bluebell, Sudbury Fields

The Bluebell house type is an enviable contemporary two bedroom property that is tucked away on a quiet mews at the end of this amazing development in Great Cornard. Only four of these amazing property types are available so early reservations is highly recommended. Not only will these residences benefit from two off road parking spaces, their gardens will back onto established greenery. These four properties will not last long and are available for off plan reservations now!

These amazing properties boast a spacious 862sqft layout with a harmonious blend of traditional Suffolk charm and modern sustainable living. Step inside to discover a bright open-plan lounge/diner, a separate contemporary kitchen

featuring high-spec appliances and elegant composite stone worktops. They also benefit two luxurious bathrooms, including a master ensuite making the property perfectly suited for young families or those who require space and independence for guests.

Perfect for first-time buyers and those looking for a future-proof home, The Bluebells come equipped with EV charging provisions. They are designed with energy efficiency in mind, this home provides comfort through high-performance insulation and an EPC rating of B.

Sudbury Fields is a small development unlike others. It is a boutique location of

just 46 homes, where thoughtfully landscaped green spaces and Georgian-inspired architecture create a welcoming, close-knit atmosphere. The Bluebells are more than just a home, they are a sustainable retreat crafted for modern life, complete with a 10-year Advantage warranty for your peace of mind. Enquire today to visit our fully dressed show home and visualise the idyllic plot location for these amazing new build homes.

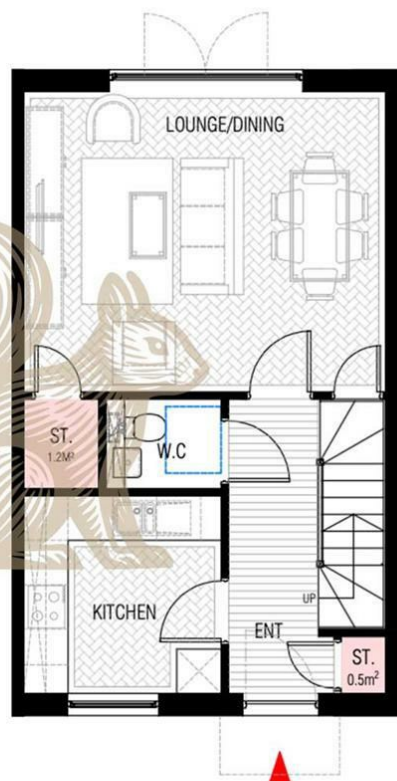
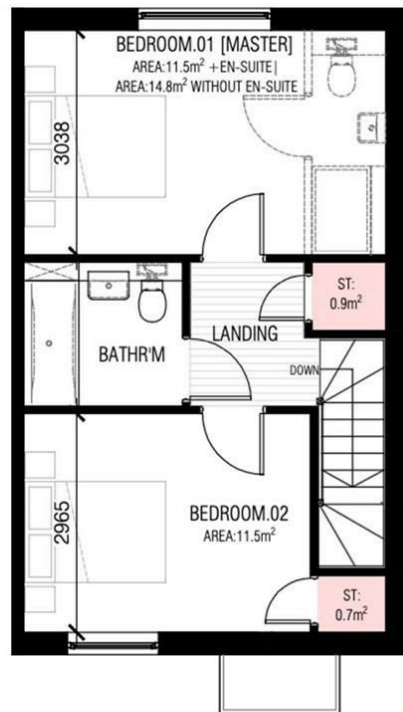
Internal images depict Plot 45 The Carriage House
Available for reservation now! Only Four Available!











Approximate total area^m
80 sqm
862 sqft

(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:
Babergh District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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.

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

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