

oakheart

£475,000

Price Guide

Wells Hall Road, Great Cornard



GUIDE PRICE *£475,000 - £500,000* Set on a generous plot along one of the village's most well-regarded roads, this impressive detached property offers flexible living space ideal for a growing family or those seeking room to work from home. Located just a short distance from local schools, amenities, and Great Cornard Country Park, this home enjoys the best of both convenience and countryside.

Inside, the accommodation is bright and spacious, beginning with a welcoming entrance hall that leads into a generous dual-aspect lounge — perfect for relaxing or entertaining, with a central fireplace creating a cosy focal point. At the heart of the home is a stylish kitchen/dining room, fitted with a range of

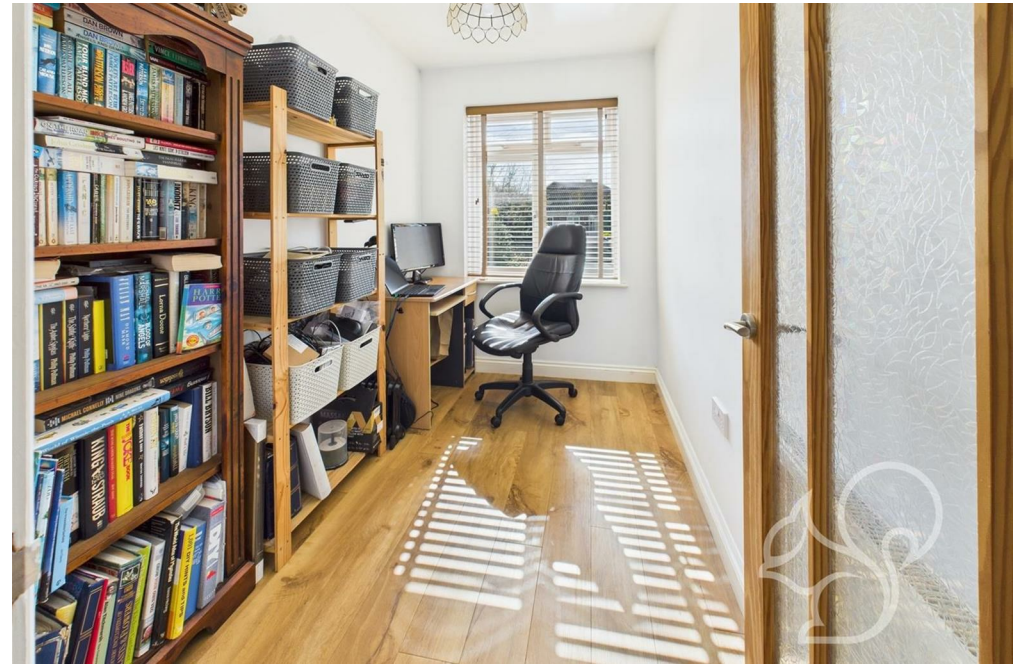
quality units, oak worktops, and integrated Neff and Bosch appliances. There's plenty of room for a large dining table, making it ideal for family meals and hosting guests. From here, you'll find access to a handy utility room, as well as a study — perfect for anyone working from home. The ground floor also features two well-sized bedrooms and a sleek modern shower room, offering excellent flexibility for guests or multi-generational living. Upstairs, you'll find three further bedrooms, all bright and well-proportioned, including a spacious principal bedroom with dual-aspect windows. The family bathroom is fitted with a white suite, including a bath, wash basin, and WC, with a Velux window adding natural light.

Outside, the property continues to impress. A large rear garden provides plenty of space for children to play or for summer entertaining, with a paved patio, lawn, and mature beds and shrubs. There are also two sheds, a timber garage, and side access. To the front, the driveway offers ample off-road parking.

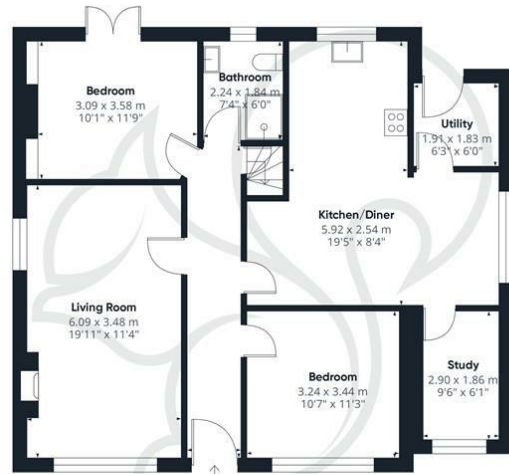
Call Oakheart today to arrange your viewing!



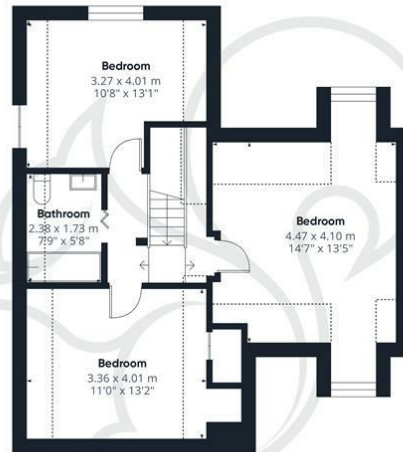








Ground Floor



Floor 1

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Approximate total area^m

145.2 m²
1563 ft²

Reduced headroom

14.1 m²
152 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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