

oakheart

£1,350 Per Month

Per Month

Dove House Meadow, Great Cornard

Spacious and well-presented throughout, this three-bedroom second-floor apartment boasts scenic riverside surroundings for weekend strolls within the desirable and widely recognised Dove House Meadow development. The residence is situated in the quaint Village of Great Cornard, within a short distance of the heart of the Town Centre with regular twice-weekly markets and an abundance of local amenities. Great Cornard itself is popular for its variety of amenities such as, two Primary Schools, TGS Secondary and sixth form.

Comprising of open plan living including a contemporary fitted kitchen, and three double bedrooms, two of which benefit from en-suite shower rooms, this apartment is not to be missed! It offers a separate hallway leading to the generous open plan living area, offering plenty of natural light through multiple dual aspect windows. Carpeted neutrally, the lounge leads directly into the kitchen. Fitted with a range of sleek units, the kitchen further provides integrated appliances including an oven, fridge/freezer, dishwasher and washer/dryer. With three bedrooms, both the master and second bedroom boast en-suite facilities with

walk-in shower units as well as a family three-piece bathroom suite including a panelled bath with shower fixture and a heated towel rail.

Externally, the property benefits from a communal garden, offering an expansive lawn area that is well landscaped with plant borders and an off-road parking space. Within a short walk the property joins the Stour trails which is a gravelled path that follows the River Stour to the Centre of Sudbury, it also furthers to the Water Meadows and joins up to pathways to Long Melford. Call Oakheart today for further information!

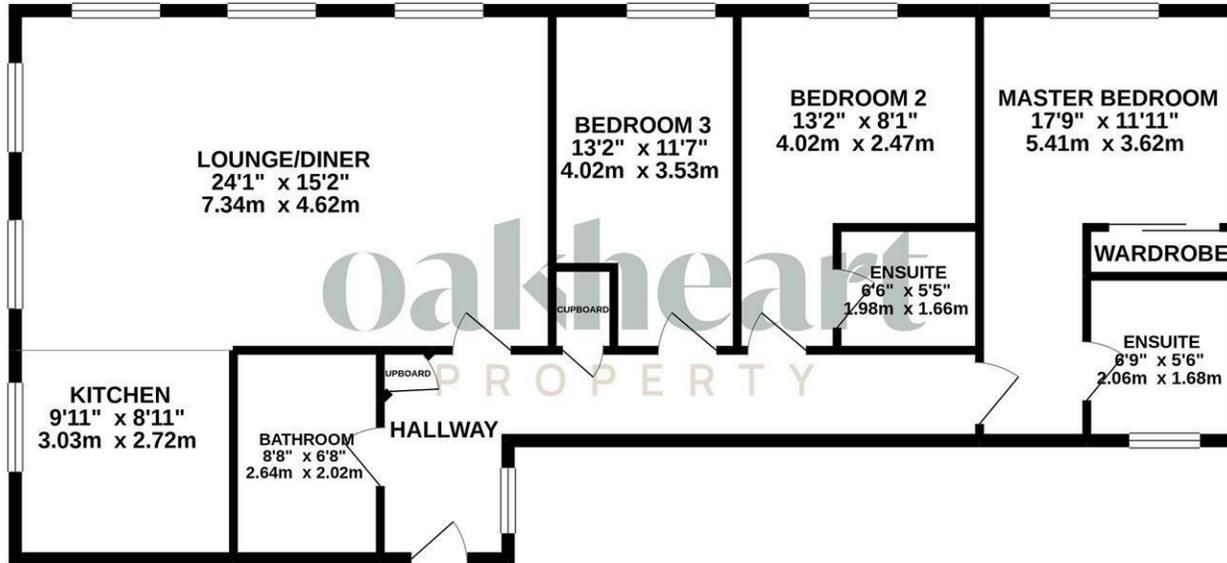








## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

D

Tenure:

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 - Lettings  
01787 322 322  
sudburylettings@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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