

oakheart

£220,000

Guide Price

Walsingham Close, Great Cornard



GUIDE PRICE *£220,000 - £240,000* Located in the sought-after area of Great Cornard, this well-presented two-bedroom home is ideal for first-time buyers, down sizers, or anyone seeking a low-maintenance property in a convenient setting. The property offers bright, comfortable living with a spacious lounge and a modern fitted kitchen. To the rear, a conservatory adds flexible space for dining or relaxing and opens onto a private, enclosed garden, ideal for enjoying the outdoors.

Upstairs, there are two well-proportioned bedrooms along with a newly fitted, bespoke shower room that combines practicality with a stylish finish. The home also benefits from a garage located in a nearby block, offering secure storage and parking.

The location provides excellent access to local amenities, including shops, schools, and healthcare services, all within easy reach. Great Cornard offers a strong community feel with everything needed for day-to-day life nearby. A regular bus

service connects the area to the market town of Sudbury, where a wider range of supermarkets, leisure facilities, and restaurants can be found.

With its comfortable layout, low-maintenance garden, and convenient location, this home offers great value and is ready for its next chapter.











Ground Floor



Floor 1

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Approximate total area⁹⁹

58.6 m²
632 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:

Babergh

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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.

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