

oakheart



£250,000

Offers In The Region Of
Kersey Avenue, Great Cornard

A beautifully presented three/four-bedroom end-terraced home, positioned in the ever-popular village of Great Cornard, just moments from the thriving market town of Sudbury.

This attractive property offers thoughtfully arranged accommodation perfectly suited to modern living. The welcoming lounge provides a warm and comfortable space, while the kitchen and dining area to the rear forms a sociable heart of the home, enjoying views over and direct access to the garden. A

convenient ground floor, fully-tiled cloakroom further enhances the practicality of the layout.

Upstairs, three well-proportioned bedrooms are complemented by a family bathroom, offering comfortable and versatile space for families, guests, or home working.

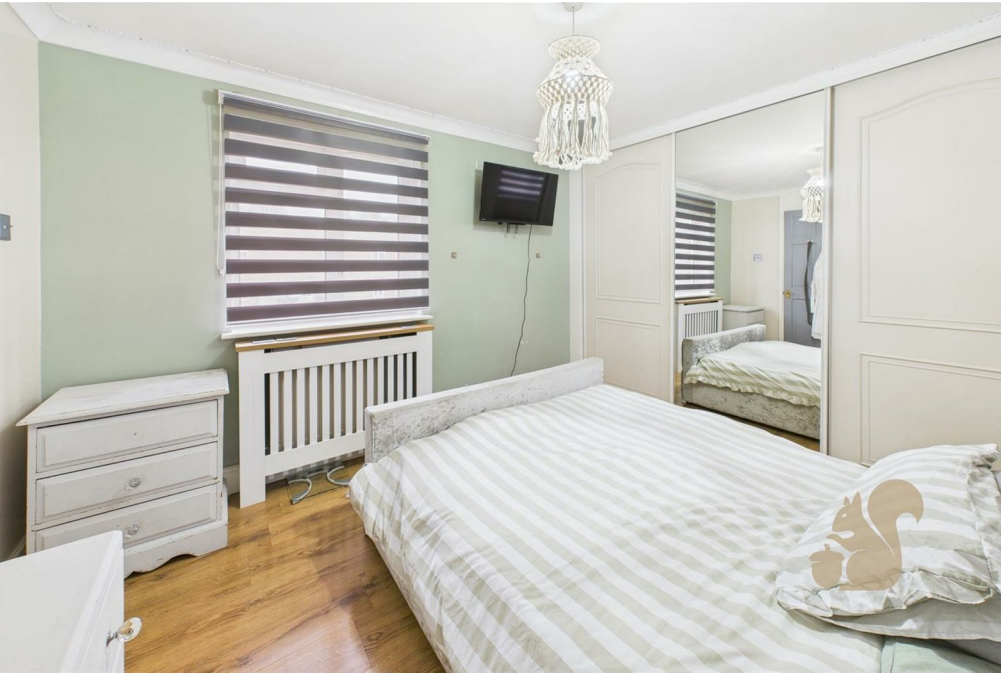
Outside, the private rear garden provides an ideal setting for outdoor dining or entertaining, creating a wonderful extension of

the living space in warmer months.

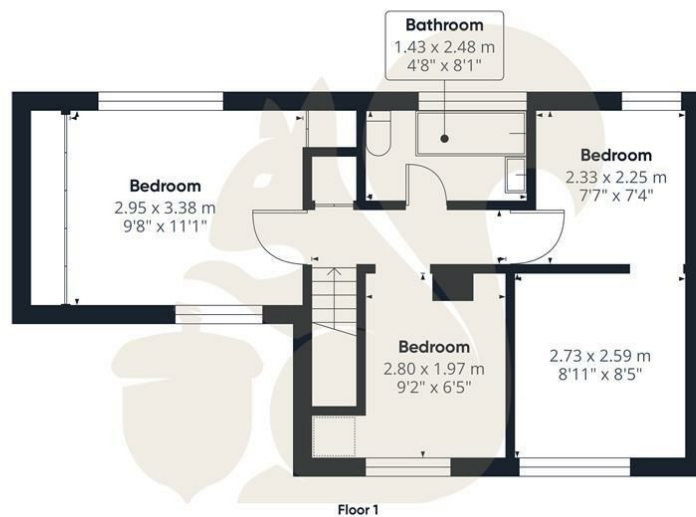
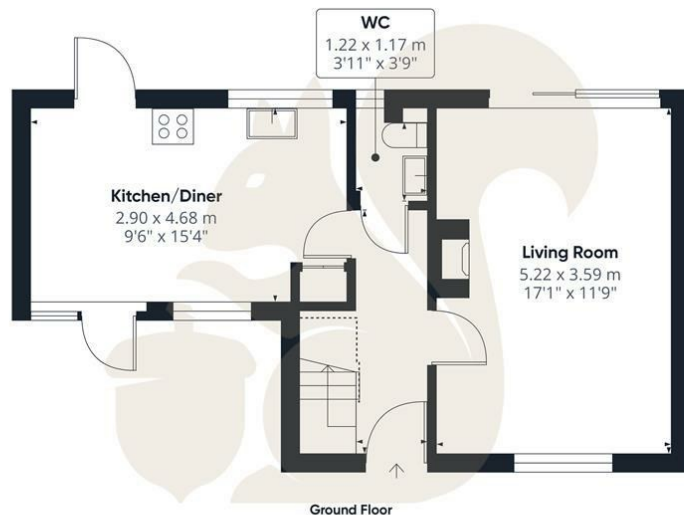
With local amenities, well-regarded schools, and excellent transport links all within easy reach, this appealing home is perfectly suited to first-time buyers, growing families, and anyone seeking a village location with the convenience of Sudbury close by.











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Approximate total area^m

76 m²

816 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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		
(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.

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