

oakheart

£410,000

Asking Price

Plot 34, Sudbury Fields



ONLY ONE OF 'THE LODGE' TO BE SOLD

'The Lodge at Sudbury Fields is an amazing corner position detached property that is available for reservation now! The property is currently under construction with build completion anticipated in early 2026. This one off property style is an elegant and impressive residence that offers a wealth of thoughtfully finished accommodation over two storeys.

The Lodge boasts a traditional brick finish externally with a

typical Suffolk style bay window on the side. Its traditionally inspired design makes it truly stunning upon approach and will make a gorgeous family home. Boasting a corner position towards the end of the no through road, the property will also benefit parking on a private driveway to the side and a garden that backs onto established greenery, a luxury back drop!

This detached house consists of circa 1,048 sqft of modern living space. It seamlessly entwines traditional Suffolk architecture with

contemporary interiors, featuring a social open-plan kitchen dining room with a breakfast bar, a sizeable utility that leads onto a handy cloakroom and a magnificent dual bay living room. The high-specification kitchen is equipped with integrated Bosch appliances, including a ceramic hob, double oven, fridge freezer, and dishwasher. Designed for sustainable living, With their private gardens, off-street parking, and access to the development's landscaped green spaces, The Lodge offers a perfect balance of modern amenities and rural tranquility in the charming village of Great Cornard.



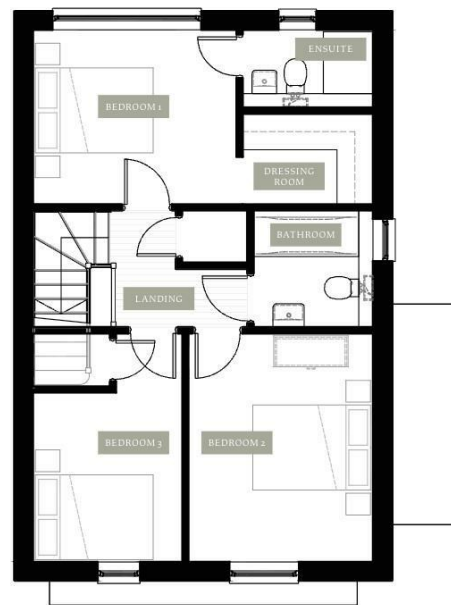








Ground floor




First floor

Local Authority:
Barbergh County Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

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