

oakheart



£325,000

Price Guide

Kilby Way, Great Cornard

£325,000 - £335,000 Located in a desirable position within the ever-popular Woodlands Rise development in Great Cornard, this immaculately presented four-bedroom townhouse offers generous living space, modern finishes, and a perfect setting for family life.

The property boasts four spacious bedrooms, including a luxurious master suite with bespoke fitted wardrobes and a stylish en suite. The ground floor features a bright and spacious living room, complete with French doors leading to the garden. The contemporary kitchen is fitted

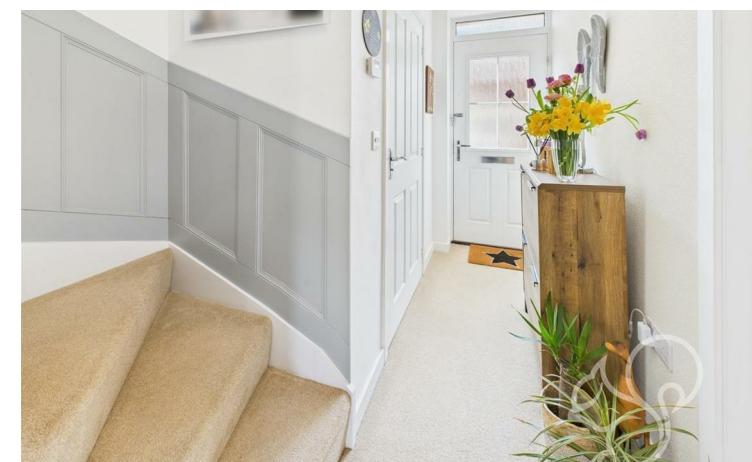
with sleek white cabinetry, wood-effect work surfaces, an integrated oven with a four-ring gas hob and extractor fan, and a chrome mixer tap with tiled splashbacks surrounding the surfaces. A convenient cloakroom and under-stair storage complete the ground floor.

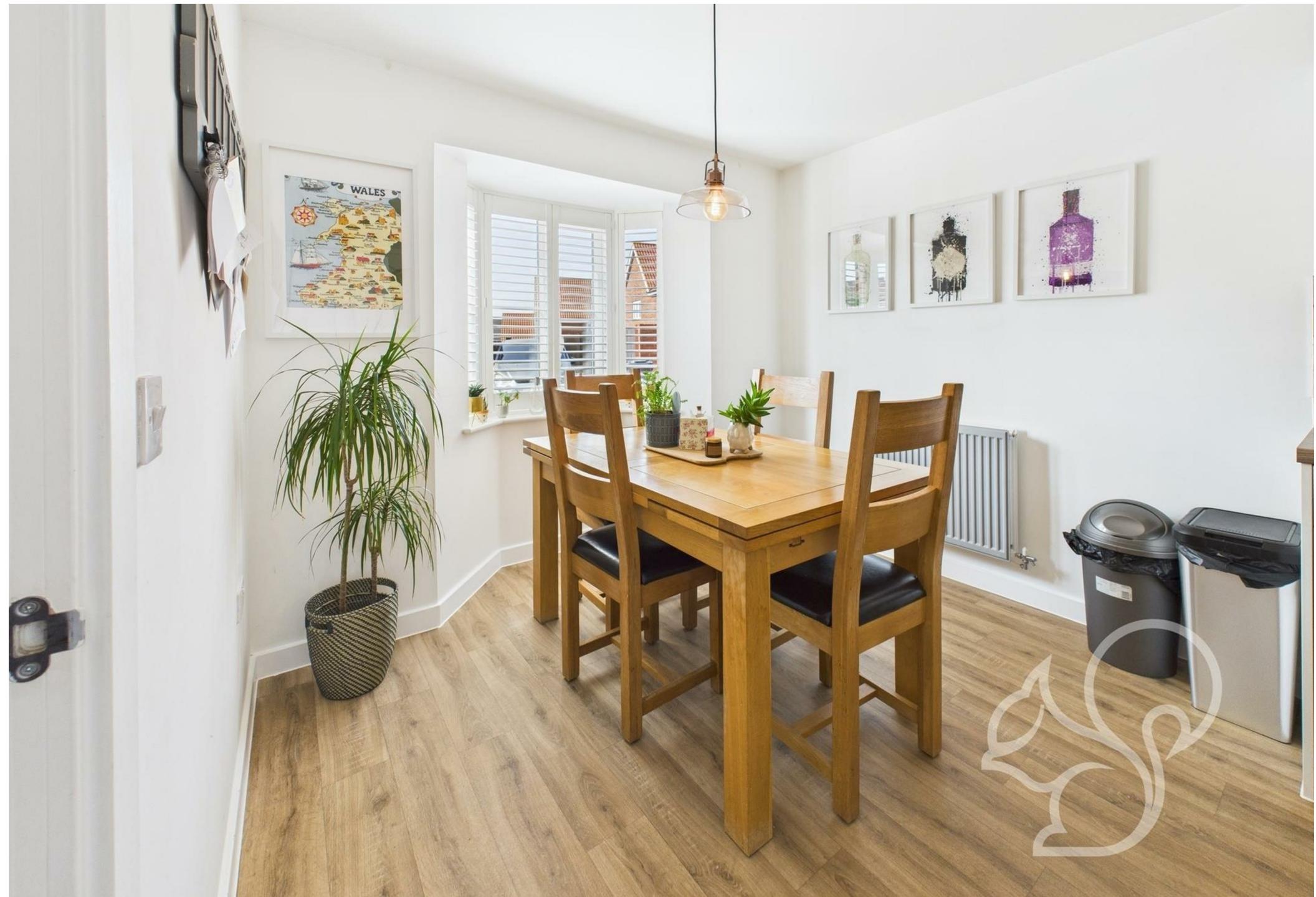
On the first floor, three well-proportioned bedrooms provide ample space for beds, while the family shower-room is finished with a partially tiled design, featuring a walk-in shower, low-level WC, and wash hand basin. The second floor is dedicated to the impressive master suite,

benefiting from dual-aspect windows, bespoke fitted wardrobes, and a well-appointed en suite with wood-effect flooring, a shower cubicle, low-level WC, and wash hand basin.

Externally, the property enjoys a well-maintained rear garden with a neat lawn, mature planting, and a paved seating terrace, perfect for outdoor entertaining. A garage is located at the rear, alongside off-street parking, with additional visitor parking nearby.

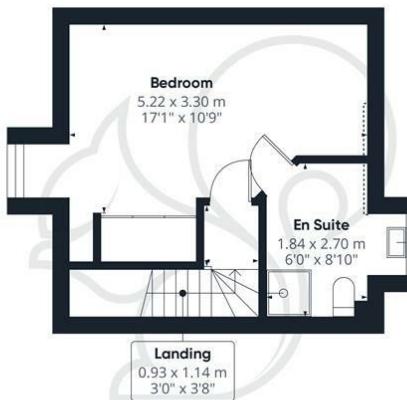
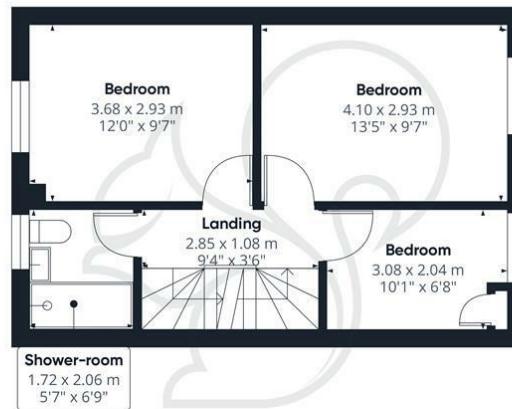
This beautifully presented home offers a fantastic opportunity for families seeking space, style, and convenience.











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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
D

Approximate total area⁽¹⁾
99.22 m²
1068 ft²

Reduced headroom
0.18 m²
1.94 ft²

(1) Excluding balconies and terraces

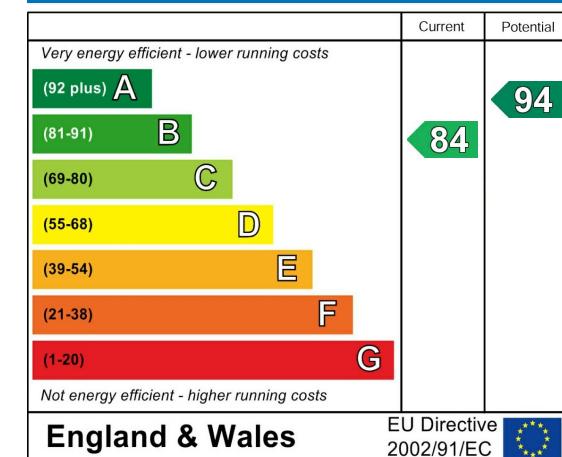
Reduced headroom
..... Below 1.5 m/5 ft

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

Energy Efficiency Rating



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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