

oakheart



£400,000

Offers In The Region Of  
Grace Farrant Road, Great Cornard

A beautifully presented four-bedroom detached family home, situated on the highly sought-after Woodlands Rise development in Great Cornard. Offered to the market with no onward chain, this impressive property has been fully refurbished throughout and is ready for immediate occupation.

The accommodation opens with a welcoming entrance hall, leading to a well-balanced and versatile ground floor layout. The living room enjoys an abundance of natural light and provides a comfortable space for everyday living, while the separate dining room is ideal for family meals and entertaining. The kitchen has been thoughtfully updated and offers generous workspace and storage, with direct access to the rear garden. The entire

ground floor benefits from stylish herringbone-style flooring, creating a cohesive and contemporary finish.

Upstairs, the first floor hosts four well-proportioned bedrooms, including a principal bedroom with ensuite facilities. The remaining bedrooms are served by a modern family bathroom. The first floor has been fitted with new carpets throughout, continuing the turnkey appeal of the home.

Externally, the property features off-street parking, a detached garage, and a well-sized southwest-facing rear garden, predominantly laid to lawn and ideal for families, outdoor dining, and enjoying the sun throughout the day.

Positioned within easy reach of local amenities, well-regarded schools, and transport links, this superb home combines modern living with a desirable village setting. Early viewing is highly recommended to fully appreciate the quality and location on offer.

Call Oakheart today to arrange a viewing!



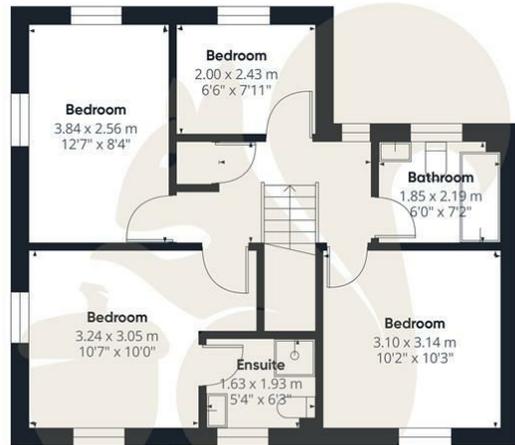








Ground Floor



Floor 1



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Approximate total area<sup>01</sup>  
99.2 m<sup>2</sup>  
1066 ft<sup>2</sup>

(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:

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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