

oakheart

£250,000

Offers Over

Mallard Way, Great Cornard



Positioned within a well-regarded residential area of Great Cornard, this three-bedroom semi-detached home offers well-balanced accommodation across two floors, together with a garage and a private rear garden making it the ideal home for first time buyers and home movers alike.

The ground floor begins with an entrance hall with stairs rising to the first floor and giving access to the principal living space at the front of the property. The living room provides a bright and versatile reception area, while to the rear, the kitchen/diner spans the full width of the home with a door leading directly to the garden. The kitchen features a range of timber effect floor and wall mounted units topped with stone effect work surfaces, white tiled splash back,

space for appliances and an inset stainless steel sink and drainer unit.

Upstairs, the landing serves three bedrooms and the family bathroom. The main and second bedrooms are both comfortable doubles, while the third bedroom is well-suited as a single/small double, study, or nursery. The family bathroom completes the accommodation, fitted with a P shaped panel bath, low level WC, and wash hand basin.

The rear garden is neatly landscaped and designed for both relaxation and entertaining. A central lawn is bordered by paved pathways, with a decked seating area immediately outside the sliding doors, perfect for outdoor dining.

Additional seating space is positioned to the rear, alongside well-kept planting beds and a decorative feature area. A gate at the back of the garden provides convenient access to the garage, adding to the practicality of the space. The garden is enclosed by fencing, offering privacy and a secure setting.

Call Oakheart today to arrange your viewing!


















**Approximate total area<sup>(1)</sup>**  
71.6 m<sup>2</sup>  
770 ft<sup>2</sup>

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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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