

# oakheart



£325,000

Price Guide

Mulberry Gardens, Great Cornard



\*£325,000 - £340,000\* Beautifully presented throughout, this modern and versatile three-bedroom home is ready to move straight into. Finished to a high standard, the property offers bright, well-balanced accommodation arranged over three floors and provides a blank canvas for the next owners to personalise.

A particular highlight is the luxurious top-floor master bedroom, which occupies the entire upper storey and enjoys fitted wardrobes with sliding mirrored doors, attractive greensward views to the front, and a sleek en-suite shower room. The first floor offers two further well-proportioned bedrooms alongside a stylish family bathroom. The landing provides a useful study area

with a window overlooking the green to the front, creating an ideal space for home working or reading. The ground floor comprises an entrance hall, cloakroom, modern kitchen/diner and rear-aspect lounge. The kitchen/diner is finished to a high standard and fitted with a range of integrated appliances including a fridge freezer, washing machine, dishwasher, stainless steel sink and drainer, oven and four-ring gas hob with extractor over. A door leads through to the lounge, creating a natural flow through the living space. The lounge is a bright and inviting room with double patio doors opening directly onto the rear garden, allowing indoor and outdoor living to blend seamlessly during the warmer months.

The generous rear garden is mainly laid to lawn and benefits from fenced boundaries, a block-paved patio, outdoor tap, a garden studio/shed fitted with power and lighting, and gated access to the driveway. The block-paved driveway provides off-road parking for two vehicles in tandem and is further enhanced by the addition of an EV car charging point.

Call Oakheart today to arrange your viewing!











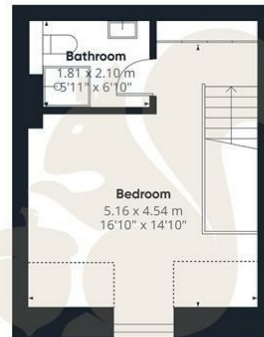




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**

96.9 m<sup>2</sup>  
1043 ft<sup>2</sup>

**Reduced headroom**

2.8 m<sup>2</sup>  
30 ft<sup>2</sup>

(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:


Tenure:

Freehold

Council Tax Band:

C

**Energy Efficiency Rating**

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