

oakheart

£325,000

Offers In The Region Of  
Queensway, Great Cornard

Situated within a quiet and well regarded residential street in the well serviced village of Great Cornard, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families.

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The generous living room spans over 17ft in length, featuring a large front-facing window and useful understairs storage. To the rear, the fitted kitchen offers a range of matching wall and base units with integrated oven, hob, and space for a fridge/freeze and an inset ceramic sink and drainer unit complete with a chrome mixer tap. A bright sun room is located off of the kitchen extending the living space, enjoying views over the garden and offering

an ideal additional reception or dining area. Concluding the ground floor is the family bathroom, offering a fully tiled finish comprising of a panel bath with shower over the tub, a low level WC and wash hand basin.

Upstairs, this home offers three well sized bedrooms. The principal and third bedrooms are located to the rear enjoying views over the rear garden, whilst bedroom two sits at the front of the property.

Externally, the property benefits from a large driveway providing ample off-road parking, with the remainder of the front garden laid to lawn. The rear garden commences with a paved seating area and further covered seating

space, perfect for outdoor entertaining, and extends to a lawn bordered by mature shrubs and trees. Additional features include outside lighting, a tap, and gated side access.

The property also benefits from a garage and a substantial workshop, both with power and lighting connected, offering excellent storage or potential for hobby space.

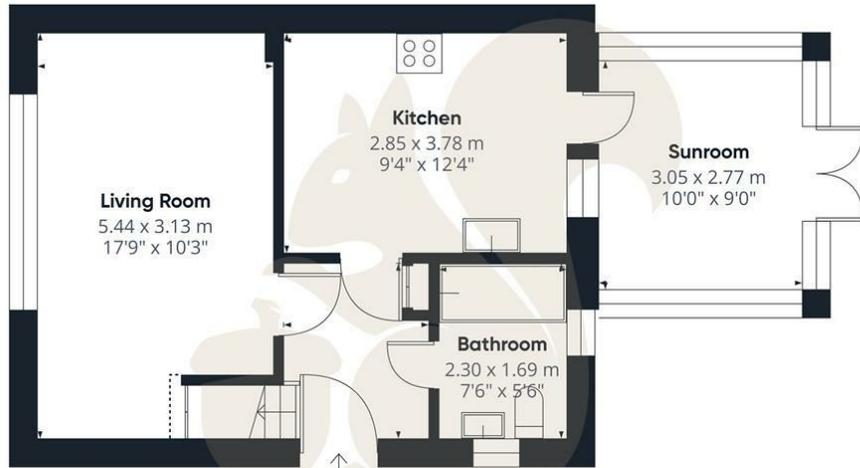
Call Oakheart today to arrange your viewing!











Ground Floor Building 1



Floor 1 Building 1



**oakheart**

**GLA<sup>1)</sup>**  
87.58 m<sup>2</sup>  
942.65 ft<sup>2</sup>

**Total**  
87.58 m<sup>2</sup>  
942.65 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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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