



£290,000

Offers In The Region Of  
Eldred Drive, Great Cornard

Located on the highly sought after Hedgerows Development in Great Cornard is this three bedroom modern home. Offering a spacious living room/dining room, contemporary kitchen with additional breakfast room, and garage with off road parking, making this the ideal family home.

Internally, the property boasts sizeable, open plan living. The living room is to the front aspect and feels light and airy thanks to the large window with attractive blinds. Enjoying a gas fireplace with a feature marble style mantelpiece, the living room has a cosy feeling. The dining room provides access to the rear garden through double french doors and allows for a good sized dining table and furniture. The modern kitchen/breakfast room overlooks the rear garden and comprises of; electric oven with four ring gas hob and

extractor fan, inset stainless steel sink and space for washing machine and white goods. Continuing with the wooden floor into the breakfast room, this handy room offers additional wooden work surfaces and low level storage as well as access into the rear garden.

To the first floor are all three bedrooms and the family bathroom. The master bedroom is to the front aspect and allows for ample furnishings with a clean finish throughout. The second bedroom overlooks the rear garden and also allows for a double bed and floorspace for added wardrobes. Bedroom three is to the front aspect and is currently utilised as a home office. Finishing the internal accommodation is the family bathroom which comprises of; trendy white three piece suite of panelled bath tub, ceramic wash basin and low level

WC.

Externally, the rear garden benefits from a patio section perfect for alfresco dining, with the remainder of the garden being laid to lawn. There is a garage to the front of the property and also off road parking for a vehicle.

Call Oakheart Sudbury to arrange your viewing!

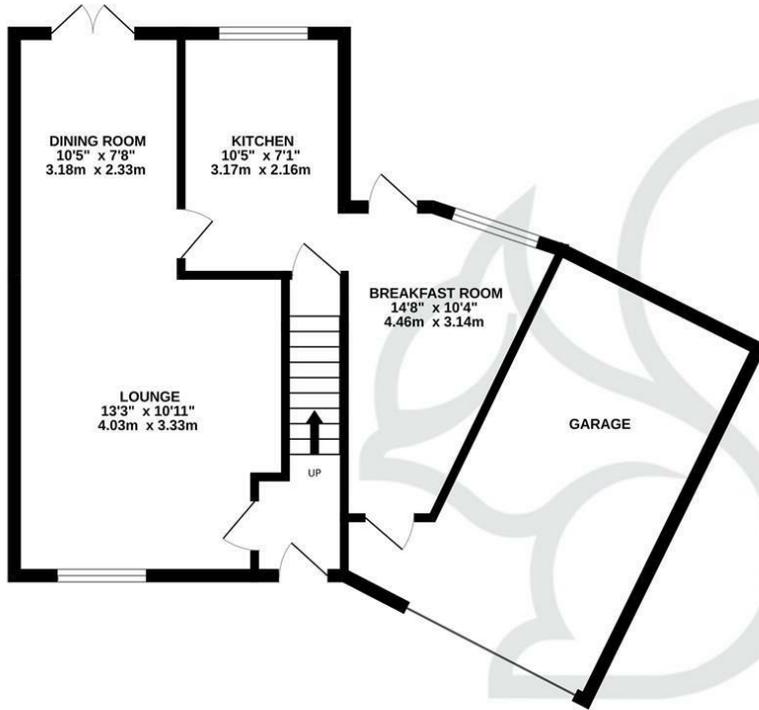




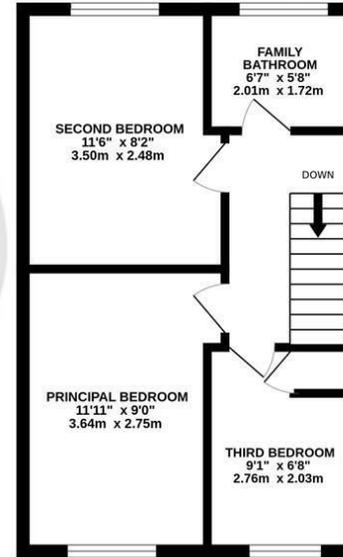




GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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