

**oakheart**



£200,000

Grantham Avenue, Great Cornard

Occupying a favourable position within the highly regarded and much sought-after Stour Croft development in Great Cornard is this well-presented and thoughtfully appointed one-bedroom end-of-terrace home. Offering well-proportioned internal accommodation, off-street parking, and a generously sized rear garden, the property is ideally suited to first-time buyers and investors alike.

The property is approached via a low-maintenance slate-laid frontage with a pathway leading to the front door, alongside side access to the rear garden. Upon entry, the entrance hall provides access to a ground-floor cloakroom fitted with a low-level WC and wash hand basin.

The main living accommodation is arranged in an open-plan layout, ideal for modern living. The living area spans the width of the property and benefits from French-style doors opening onto the rear garden, allowing an abundance of natural light. Additional features include a useful under-stairs storage cupboard and stairs rising to the first floor. The adjoining kitchen is traditional in style and fitted with a range of wood-effect wall and base units, stone-effect work surfaces, an integrated oven with four-ring gas hob and stainless steel extractor hood, inset stainless steel sink with chrome mixer tap, and tiled splashbacks.

To the first floor is the principal bedroom, offering ample space for a double

bed and further benefitting from an integrated wardrobe and internal storage cupboard. Completing the internal accommodation is the bathroom, finished with partial tiling and comprising a panelled bath with shower over, low-level WC, and wash hand basin.

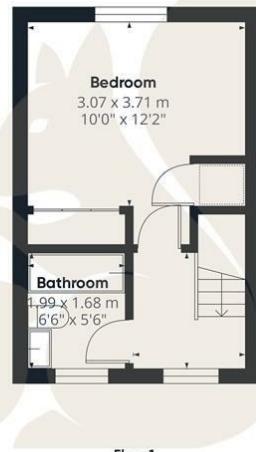
Externally, the rear garden is of a good size, predominantly laid to lawn, and benefits from side access and a timber storage shed.











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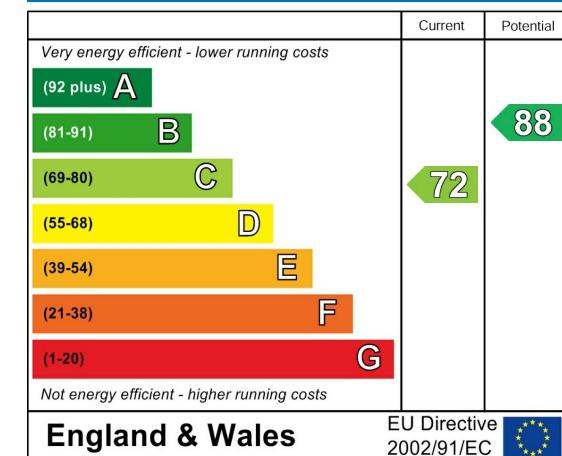
Local Authority:

Tenure:  
Freehold

Council Tax Band:  
A

## Energy Efficiency Rating

Approximate total area<sup>(1)</sup>  
41.5 m<sup>2</sup>  
447 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.

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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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