

## Summary

This charming two-bedroom home offers bright living spaces with natural light throughout. It features a spacious sitting room, a well-lit kitchen, and two double bedrooms. Outside, a rear garden with mature hedging, a large side plot for potential extension (Subject To Planning Permission), and off-road parking complete the property.

## Description

### Approximate Room Sizes

**THE PROPERTY** This delightful two-bedroom home offers plenty of natural light and potential for expansion. Upon entering, you are greeted by a spacious sitting room with a front-facing window that floods the space with sunlight. Moving through to the dining room, you'll find a central hub that also includes stairs leading to the first floor. The dining area connects seamlessly to the bright kitchen, with a window offering more natural light. Adjacent to the kitchen, the ground-floor bathroom is conveniently located.

Upstairs, there are two well-sized double bedrooms, each filled with natural light, offering peaceful retreats.

The property also features a rear garden, mainly laid to lawn, with mature hedging at the back providing

both privacy and a pleasant outlook. Additionally, there is a large side plot offering potential for extension or the addition of a separate dwelling, subject to planning permission. Ample off-road parking is available at the front for your convenience.

**THE LOCATION** Glemsford boasts a range of essential amenities, ensuring a comfortable and well-connected lifestyle. The village is equipped with a local doctor's surgery, providing residents with accessible healthcare services. The primary school within the village ensures that young families have quality educational facilities close at hand.

Two local convenience shops cater to daily needs, offering a quick and convenient shopping experience. Hunts Hill stores also boasts a Post Office, whilst there is a library adjacent to the SPAR convenience store. Glemsford boasts a fish and chip shop and a Chinese

takeaway, providing delicious options for a night off from cooking. You will also find a village pub located on Egremont street.

Just a stone's throw away, the Willow Tree farm shop awaits, offering fresh produce and a delightful shopping experience. On its premises, a hair salon and a café provide additional amenities, creating a hub of local activity.

Glemsford is a gateway to the natural beauty of the surrounding countryside, with ample opportunities for scenic walks and outdoor activities. Nature lovers will appreciate the proximity to nearby villages such as Long Melford and Cavendish, each with its own unique charm. For a broader range of services and entertainment, the larger towns of Sudbury and Bury St Edmunds are easily accessible, ensuring that residents can enjoy the best of both worlds.

## AGENTS NOTE

Property Construction – Standard Brick Construction

Utilities – Gas Central Heating, Mains Water, Mains Electric, Mains Drainage

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Post Code – CO10 7SG

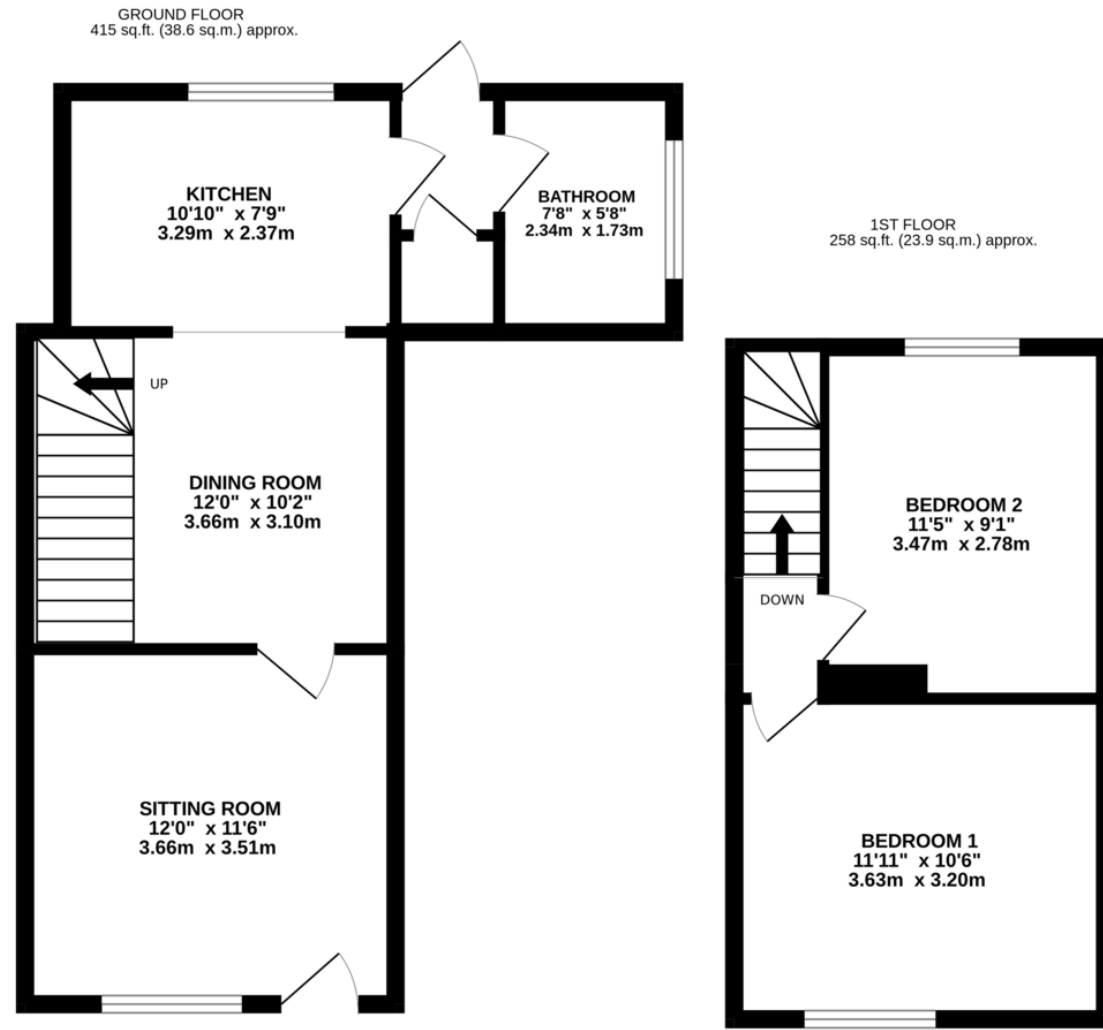
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC TO FOLLOW

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Egremont Street | Glemsford | CO10 7SG

£250,000

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- Sitting Room
- Dining Room
- Kitchen
- Bathroom On Ground Floor
- Two Double Bedrooms
- Rear Garden With Mature Hedging