

Summary

Approximate Room Sizes

THE PROPERTY Step into the serene charm of this meticulously maintained English cottage, where traditional aesthetics meet modern comforts. The striking red brick façade sets the tone for a home that's both inviting and picturesque.

Inside, the living room is a highlight, featuring an exposed brick fireplace that adds warmth to the wooden floors and tasteful decor. Natural light floods the space, creating a bright and airy atmosphere perfect for relaxation or hosting guests. The stylish kitchen is equipped with sleek grey cabinetry, wood countertops, and modern appliances, complemented by a beautifully tiled backsplash. An adjacent sunroom offers a tranquil spot for enjoying the garden views, making it a perfect blend of indoor comfort and outdoor beauty.

The bedrooms are elegantly appointed, including a master suite with paneled walls. And second bedroom overlooking the rear garden. Each room provides a peaceful retreat, ensuring privacy and comfort. The modern ensuite bathroom features a spacious walk-in shower, chic vanity, combining functionality with style.

Outside, the property boasts beautifully landscaped gardens. The front garden is a vibrant display of roses and perennials, with quaint sitting areas that invite quiet contemplation or intimate gatherings. The expansive back garden is a verdant oasis, featuring a lush lawn, mature shrubs, and a quaint summerhouse

on a wooden deck. A further shed with wood store behind is located adjacent the patio area. Multiple seating areas offer diverse spots for relaxation, off-road parking area, which can accommodate up to two cars.

This cottage is a perfect sanctuary, blending the essence of rural beauty with the conveniences of modern living, ideal for those who cherish nature and elegance in their daily lives.

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 Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

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 & Vodafone. (Ofcom data)

SITTING ROOM 12' 6" x 11' 0" (3.81m x 3.35m)

KITCHEN 11' 11" x 9' 10" (3.63m x 3m)

SUN ROOM 11' 3" x 9' 6" (3.43m x 2.9m)

BEDROOM 1 11' 3" x 9' 7" (3.43m x 2.92m)

ENSUITE 6' 10" x 4' 5" (2.08m x 1.35m)

BEDROOM 2 9' 1" x 6' 7" (2.77m x 2.01m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

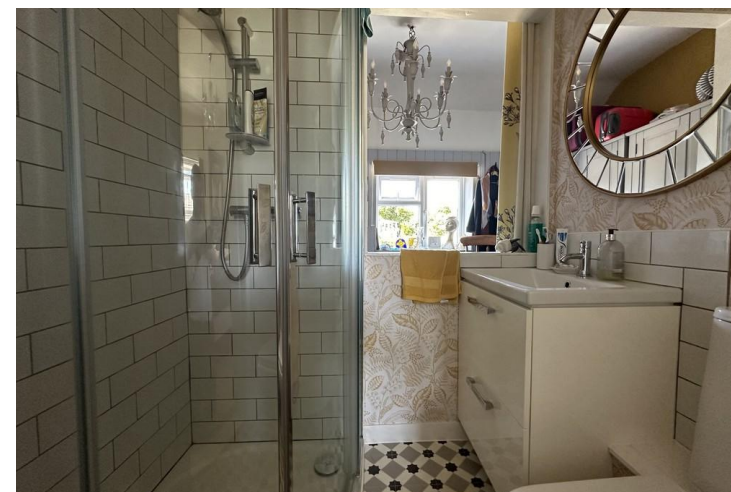
Tenure – Freehold

Post Code – CO10 7PW

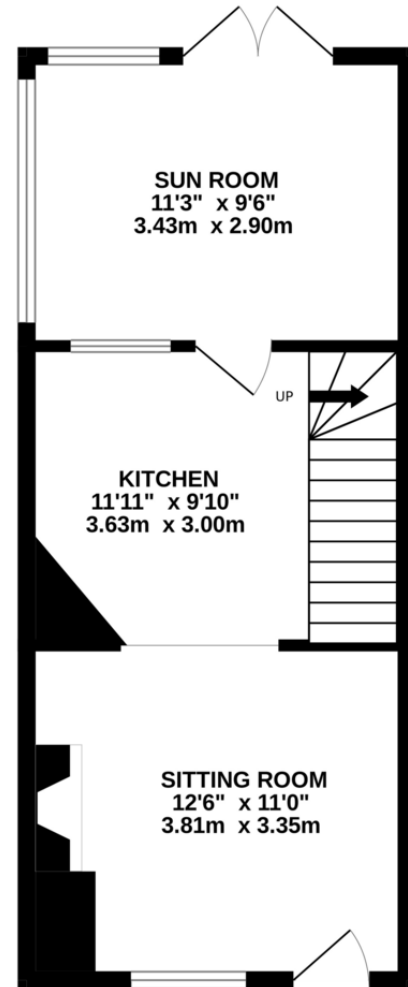
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400

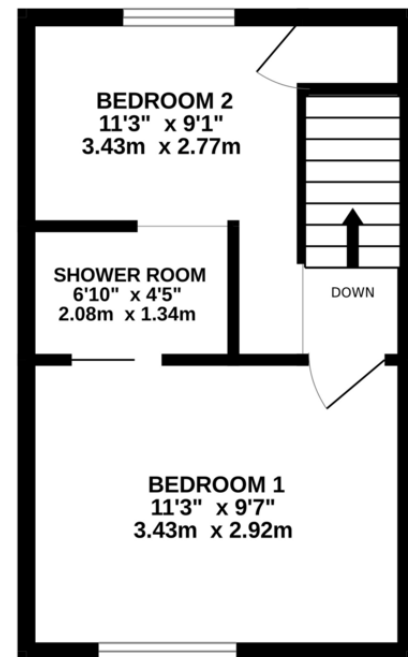


GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.

TOTAL FLOOR AREA: 622 sq.ft. (57.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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

Chequers Lane | Glemsford | CO10 7PW

£275,000

A two bedroom mid terraced home located in the popular village of Glemsford. The property boasts ample off roading parking to the rear of the property. It also comes with beautiful views at the end of the garden. Internally, you will be welcomed by a living room, kitchen and a lovely sun room. There are two bedrooms on the second floor with one having an ensuite.

- Two Bedrooms
- Good size Garden
- Off road parking
- Sitting room with fireplace
- Field views
- Sun room
- Victorian home