



Egremont Street | Glemsford, Suffolk, CO10 7SA



Features

- Four Bedrooms
- Spacious Sitting/Dining Room
- Study
- Kitchen
- Bathroom & Ensuite
- Two Garages & Ample Parking
- Private Rear Garden

A stunning four bedroom detached home located in the village of Glemsford. Boasting a spacious sitting/dining room, study, kitchen, bathroom & ensuite. Externally the property has ample off road parking, two garages, and private rear garden. Short walk to convenience shops, doctors surgery, farm shop & cafe. NO ONWARD CHAIN.



THE PROPERTY

Step into this charming property and be greeted by a spacious and light-filled entrance hall. Ascend the staircase to the first floor, where a convenient storage cupboard lies tucked beneath.

Find a tranquil workspace in the study, offering a rear outlook for moments of focused productivity. Entertain in style within the generously proportioned sitting/dining room, adorned with exposed beams and brickwork. French doors beckon you to the garden, while a brick fireplace with a wood-burning stove inset adds warmth and charm to the ambiance.

Indulge your culinary passions in the stylishly fitted kitchen, boasting a range of wall and base units under solid worktops. Integrated appliances include a fridge, freezer, dishwasher, and a range-style cooker. French doors open onto the terrace, inviting seamless indoor-outdoor living.

Ascend to the first floor landing, offering access to the loft space. Discover the bedrooms, each offering a unique retreat. Bedroom 1, a spacious double room, enjoys natural light from the front aspect window and features an en-suite shower room with modern fixtures. Bedroom 2 offers a peaceful rear outlook and direct access to the 'Jack & Jill' bathroom. Bedroom 3 and Bedroom 4 provide comfortable spaces with pleasing views.

Unwind in the well-appointed bathroom, complete with a panelled bath featuring a shower attachment, WC, and a pedestal sink unit, complemented by a heated towel rail and convenient airing cupboard.



Outside, the property boasts a shared drive leading to a single garage and a 5-bar gate granting access to the rear. Here, another garage awaits, along with a gravelled parking area. The front garden features a manicured lawn and mature beds, while the rear garden beckons with a paved dining terrace, additional seating area, and expanses of lawn bordered by mature trees, shrubs, and flowerbeds, offering a picturesque retreat for outdoor enjoyment.



THE LOCATION

Glensford 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. Glensford 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.

Glensford 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

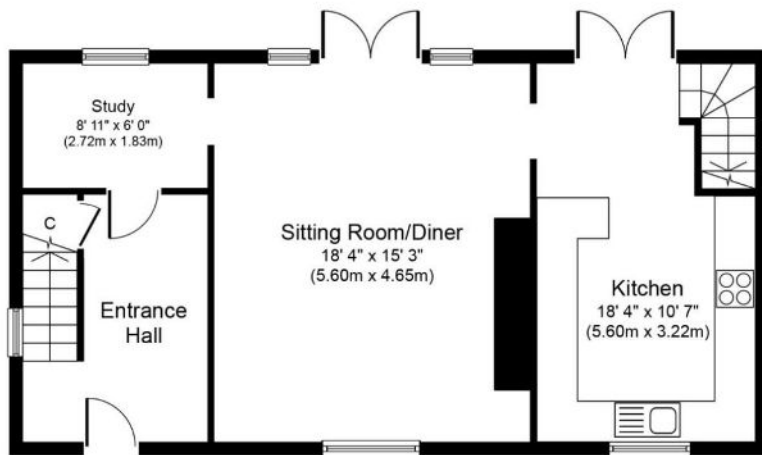
Council & Council Tax Band – Band E - Babergh District Council

Tenure – Freehold

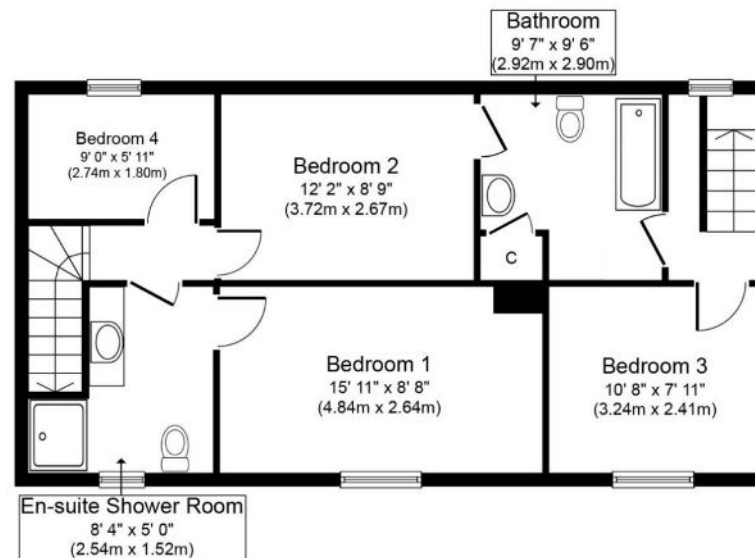
Property Construction – Standard Brick Construction

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





Ground Floor
 Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



First Floor
 Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2019 | www.houseviz.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Bychoice
 ESTATE AGENTS

Sudbury Office
 6 King Street, Sudbury, Suffolk, CO10 2EB | Tel: 01787 468400
 E-mail: sudbury@bychoice.co.uk
bychoice.co.uk



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 B2304

