

## Description

**THE PROPERTY** Located on a quiet cul-de-sac in Glemsford, this property offers a warm welcome as you step through the entrance door into a cosy porch. The inviting lounge features a large double-glazed window that floods the room with natural light, a fireplace housing a gas fire, and a radiator. The staircase leads to the first-floor landing. From the lounge, a door opens into the heart of the home - the kitchen and dining area.

The spacious kitchen/diner is equipped with a range of wall and base units, a sleek integrated gas hob with an extractor overhead, an integrated oven, undercounter fridge & freezer, and a stainless steel sink with a drainer. The dining area is a bright and airy space, thanks to the double-glazed patio doors and window that open out to the rear garden, perfect for family meals and entertaining guests.

Upstairs, the landing leads to two well-proportioned bedrooms and the bathroom. The master bedroom boasts a double-glazed window to the front and a radiator for added comfort. The second bedroom has a double-glazed window to the rear, a radiator, and a handy cupboard for extra storage also housing the gas

boiler.

The family bathroom is fitted with a panelled bath with a shower attachment, a pedestal wash hand basin with a mixer tap, and a close coupled WC.

The rear garden is designed for low maintenance, commencing with paving stones then leading to an artificial turf area, enclosed by wood panelled fencing. There is rear gated access for convenience to the garage and parking.

For parking, the property includes a garage, accessible via an up-and-over door, offering secure parking for one vehicle, and also boasting power & lighting. There is also further parking space available in front of the garage.

**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

Broadband - Superfast broadband with downloads speeds of up to 59 Mbps and upload speeds of up to 12 Mbps (Ofcom data)

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

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

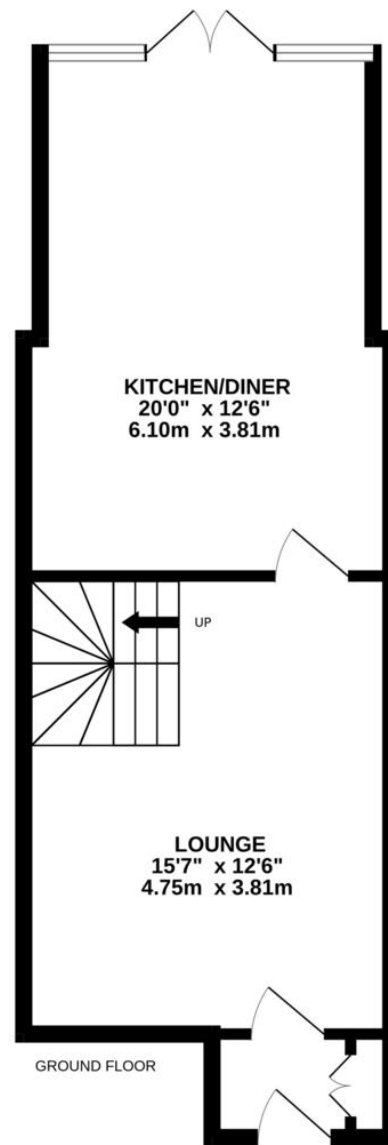
Post Code – CO10 7UP

Viewings by appointment

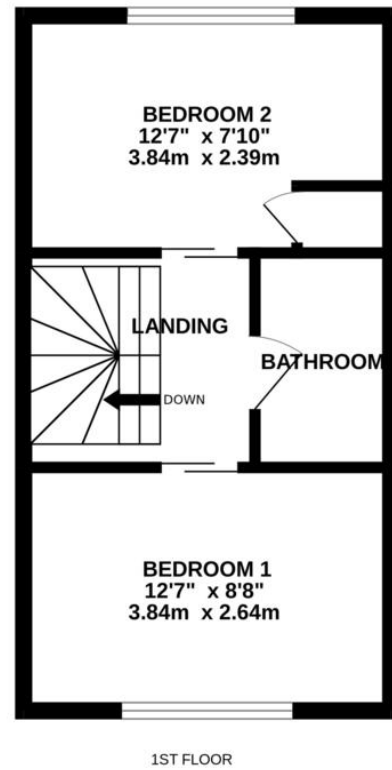
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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

### Brices Way | Glemsford | CO10 7UP

£230,000

An extended two bedroom mid terrace home located in the sought after village of Glemsford. Boasting a sitting room, open plan kitchen/dining room, two double bedrooms, family bathroom, south facing garden, garage & parking. Short walk to primary school, doctors surgery, convenience shops & village pub.

- Extended Home
- Two Double Bedrooms
- Sitting Room
- Kitchen/Diner
- Family Bathroom
- South Facing Garden
- Garage & Parking