



£325,000

Tye Green, Glemsford, Suffolk, Sudbury



The Property

This attractive three-bedroom detached home sits in a peaceful cul-de-sac and was built just two years ago, combining modern style with practical living. Designed for comfort, the ground floor benefits from underfloor heating throughout. The entrance hall provides access to the kitchen, sitting room, ground floor w/c, and stairs to the first floor. The well-planned kitchen offers ample storage, stylish splashback tiling, and integrated appliances including a fridge freezer, oven with extractor, inset sink, and dishwasher. To the rear, the bright living/dining room features bi-fold doors opening onto the garden, filling the space with natural light.

Upstairs, a contemporary family bathroom includes a bath with shower over, vanity unit with inset sink, and concealed w/c. The three bedrooms are well-proportioned, each benefitting from excellent natural light.

The rear garden offers privacy with mature trees, a mix of lawn and patio, and is ideal for relaxation or entertaining. To the front, the property includes off-road parking.

The Location

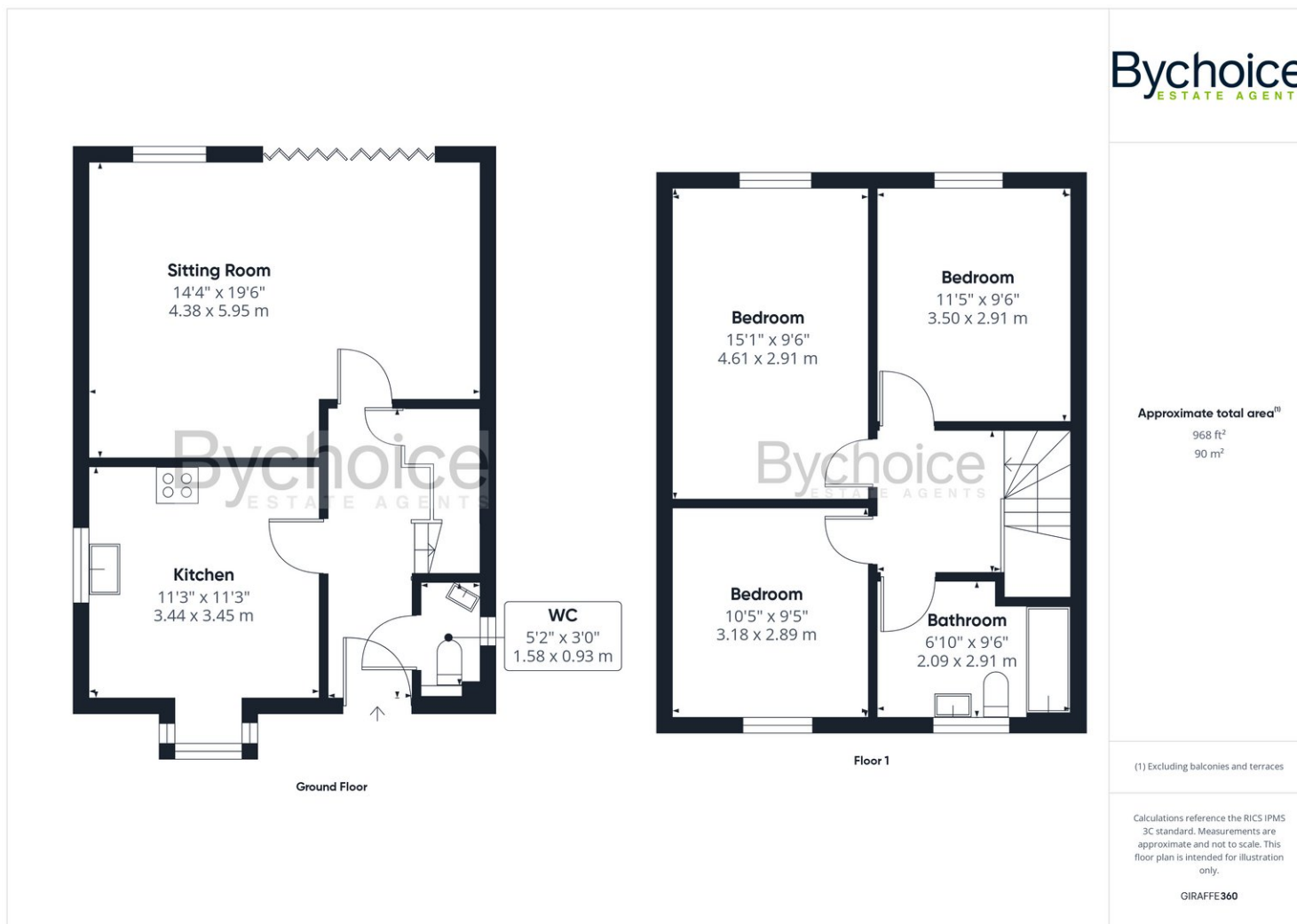
Glemsford provides excellent local amenities, including a doctor's surgery, primary school, convenience shops, Post Office, library, and takeaway options such as fish and chips and Chinese. A traditional village pub can be found on Egremont Street. The Willow Tree farm shop offers fresh produce, with an on-site café and hair salon adding to the community feel.

Surrounded by countryside, the village is perfect for walks and outdoor pursuits, with nearby Long Melford and Cavendish offering additional charm. For wider facilities, Sudbury and Bury St Edmunds are within easy reach, giving residents a great balance of rural and town living.









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

Tenure – Freehold

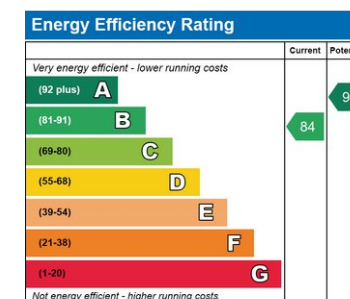
Broadband – Ultrafast broadband with
downloads speeds of up to 1800 Mbps and
upload speeds of up to 220 Mbps (Ofcom
data)

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

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

Property Construction – Brick construction

Rights and Restrictions – Conservation
area. Shared drive. The property is also



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS