



**Offers In Excess of
£265,000**



THE PROPERTY

This well-presented home begins with an entrance porch leading into a central hallway offering access to all ground floor rooms. To the left, the kitchen is well-proportioned and equipped with ample worktop and cupboard space, an integrated oven and hob, inset sink, and room for additional appliances. A large front-facing window fills the space with natural light.

To the rear is the sitting room, boasting attractive wooden flooring, a fireplace, and understair storage. A rear window and sliding doors enhance the room's bright and airy feel while providing direct access to the garden.

Upstairs, there are two double bedrooms and a third single bedroom, ideal as a guest room, nursery, or home office. The family bathroom features a bath with overhead shower, toilet, and wash basin with storage.

Outside, the rear garden offers a combination of lawn and patio—perfect for relaxing or entertaining. Additional features include side access, a garage en bloc, and a parking space to the front.

THE LOCATION

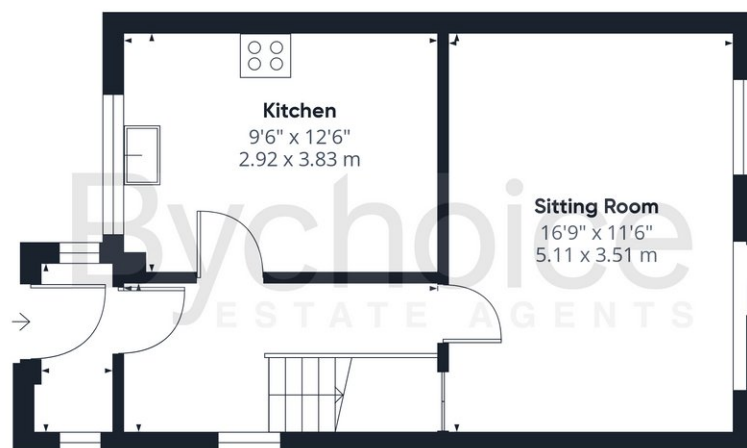
Located in the well-served village of Glemsford, residents benefit from a primary school, doctor's surgery, convenience shops, a Post Office, and takeaways. The local pub and the nearby Willow Tree farm shop—with its café and hair salon—add to village life.

Surrounded by countryside and close to Long Melford and Cavendish, Glemsford is ideal for walkers and nature lovers. Sudbury and Bury St Edmunds are easily reached for wider amenities.









Ground Floor



Floor 1

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Approximate total area⁽¹⁾

787.28 ft²

73.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of 1000mbps available (Ofcom data)

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

Utilities – Mains drainage, water, electric, gas central heating

Property Construction – Standard brick construction

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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.

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