

£170,000

Kings Road, Glemsford, Sudbury, Suffolk



#### THE PROPERTY

Accessed via a porch with a handy storage cupboard, this charming home opens into a bright L-shaped living room with windows overlooking the front and side gardens. The space flows into a well-equipped kitchen with matching units, work surfaces, an inset stainless steel sink, an integrated oven, hob, and extractor, plus space for a washing machine and fridge/freezer.

Upstairs, the spacious bedroom benefits from a dual-aspect outlook and built-in wardrobes. The bathroom includes a panelled bath with a shower and screen, W/C, and wash hand basin.

A key feature of this home is the private rear garden, enclosed by wood panel fencing. While the gardens are officially shared, a verbal agreement allows for a fenced-off section for exclusive use.

#### THE LOCATION

Glemsford offers essential amenities, including a doctor's surgery, primary school, convenience stores, a Post Office, and a library. Dining options include a fish and chip shop, Chinese takeaway, and a village pub.

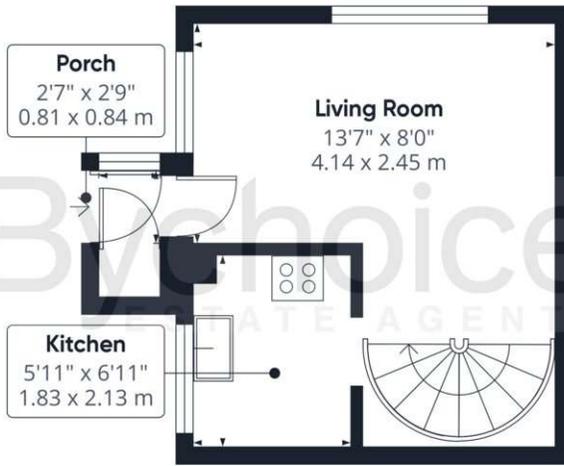
The nearby Willow Tree farm shop provides fresh produce, a café, and a hair salon. Surrounded by stunning countryside, the village is ideal for walking and exploring nearby Long Melford and Cavendish.

For a wider range of services, Sudbury and Bury St Edmunds are easily accessible, offering the best of both rural charm and town convenience.









Ground Floor



Floor 1

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**Approximate total area<sup>m</sup>**

385.45 ft<sup>2</sup>  
35.81 m<sup>2</sup>

**Reduced headroom**

25.97 ft<sup>2</sup>  
2.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

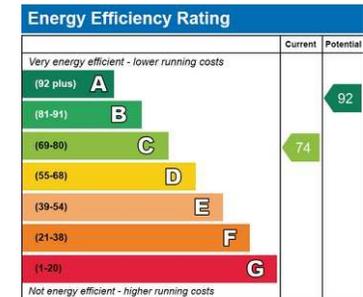
Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of up to 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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