



£260,000

Broadway, Glemsford, Suffolk



THE PROPERTY

This well-presented home welcomes you with a porch leading into a central hallway, giving access to all ground floor rooms. The living room is spacious and bright, enhanced by a large front window, a fireplace, and built-in shelving for added charm and practicality.

To the rear, a generous open plan kitchen/diner spans the width of the property, featuring stylish tiled flooring, wooden worktops, integrated appliances (hob, double oven, extractor, and sink), and plentiful cabinet space. A second hallway off the kitchen offers access to the garden, a ground floor W/C, and a separate utility room, adding further functionality.

Upstairs are three well-proportioned bedrooms, including a principal room with built-in wardrobes. A modern family bathroom with bath, separate shower, sink, and toilet serves all bedrooms.

Externally, the home enjoys a private rear garden with a useful storage shed and ample off-road parking to the front.

THE LOCATION

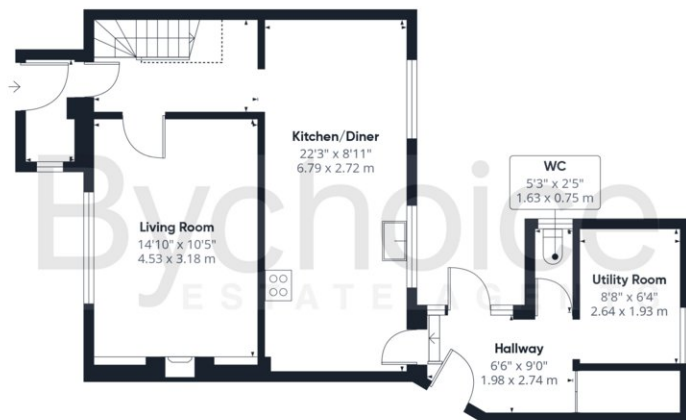
Situated in the popular village of Glemsford, the property benefits from a wide range of amenities. These include a primary school, doctor's surgery, convenience shops (one with a Post Office), a library, fish and chip shop, Chinese takeaway, and a traditional village pub on Egremont Street.

Nearby, the Willow Tree farm shop offers local produce, a café, and a hair salon. The surrounding countryside provides scenic walking routes and easy access to charming nearby villages such as Long Melford and Cavendish. For wider amenities, Sudbury and Bury St Edmunds are within easy reach, blending rural living with town convenience.

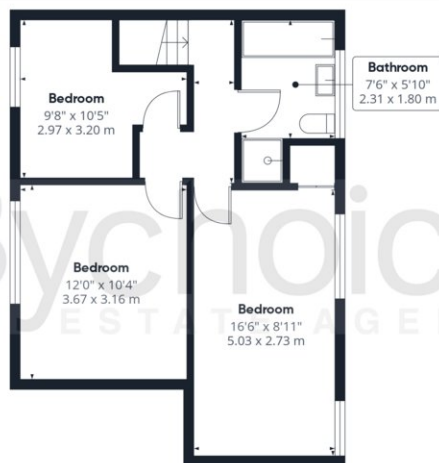








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1042 ft²

96.7 m²

Reduced headroom

12 ft²

1.1 m²

(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 are based on RICS IPMS 3C standard.

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

Tenure – Freehold

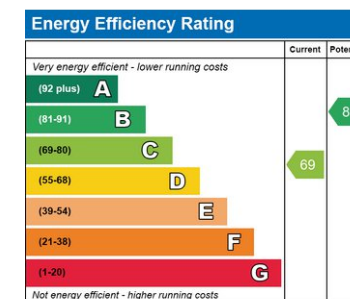
Broadband – Ultrafast broadband available with download and upload speeds of 1000mbps available (Ofcom data)

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

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

Property Construction – Standard Brick Construction

Rights and Restrictions – Shared access via alley way, Located within a conservation area



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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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