



Guide Price £280,000

Kings Road, Glemsford



THE PROPERTY

Set back behind a smart block-paved driveway with ample parking, this well-presented three-bedroom home offers generous living space across two floors and a fantastic garden perfect for entertaining. Ideal for growing families or first-time buyers alike.

The ground floor opens with a hallway leading into a stylish kitchen, fitted with modern units, integrated appliances, and a front-facing window. To the rear, the spacious living room spans the full width of the property, enjoying natural light through dual windows and offering excellent space for relaxing or dining.

Upstairs features three bedrooms, including a generous principal room with built-in wardrobes, a second double, and a third room ideal as a single bedroom, nursery or home office. The family bathroom is modern throughout with grey tiled walls, a curved bath and shower over.

Outside, the rear garden offers a secure and family-friendly space with lawn and a decked entertaining area beneath a timber pergola—perfect for summer evenings. The property also benefits from an integral garage.

THE LOCATION

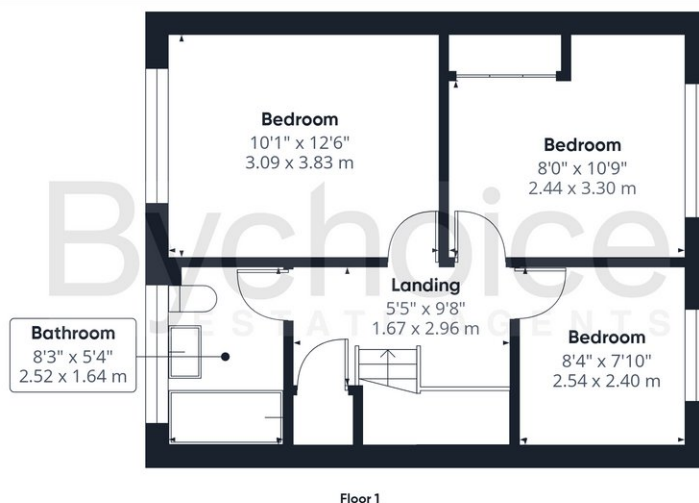
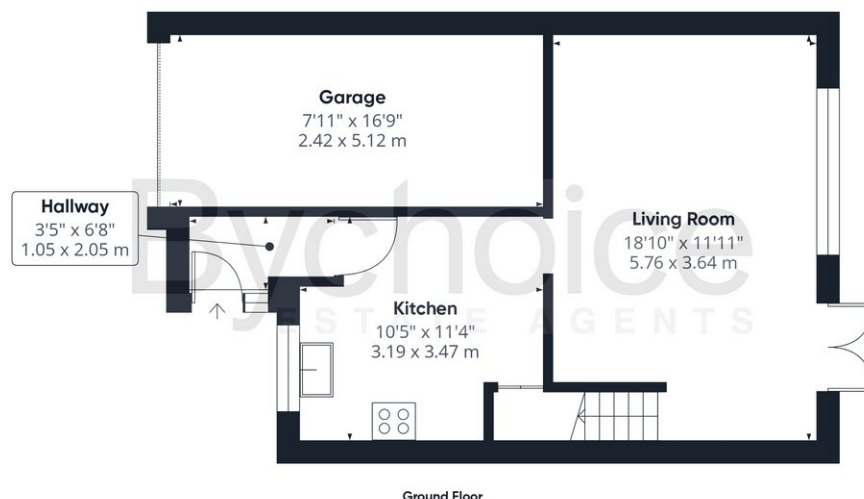
Glemsford offers a great mix of rural charm and convenience, with essential amenities including a primary school, doctor's surgery, two convenience shops, and a post office. The village also features a pub, takeaway options, and a local library.

The nearby Willow Tree Farm Shop includes a café and salon, while surrounding countryside and nearby villages like Long Melford and Cavendish offer lovely walks and local charm. Sudbury and Bury St Edmunds are within easy reach for wider amenities and commuting options.









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Approximate total area⁽¹⁾
899 ft²
83.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

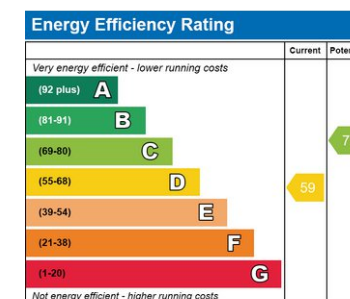
Tenure – Freehold

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



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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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