

£270,000

Tye Green, Glemsford



THE PROPERTY

This well-presented three-bedroom home offers flexible living across three floors. The bright and welcoming living room features a charming fireplace and a large front-facing window that floods the space with natural light. Moving through to the dining area this space benefits from a rear aspect overlooking the garden and includes useful understair storage. The kitchen is tastefully finished with wooden worktops, an inset sink, extractor fan, and ample storage, with direct access to the rear garden. A ground floor bathroom offers a bath with shower over, WC, and pedestal sink.

The first floor provides two bedrooms, including a spacious main bedroom with views over the green. The third bedroom, currently a nursery, would also suit use as a study or guest room. A contemporary shower room with vanity unit and WC completes this level. On the top floor, the second bedroom – currently used as a playroom – offers further flexibility as a bedroom or additional living space. The rear garden is low-maintenance and includes a useful shed.

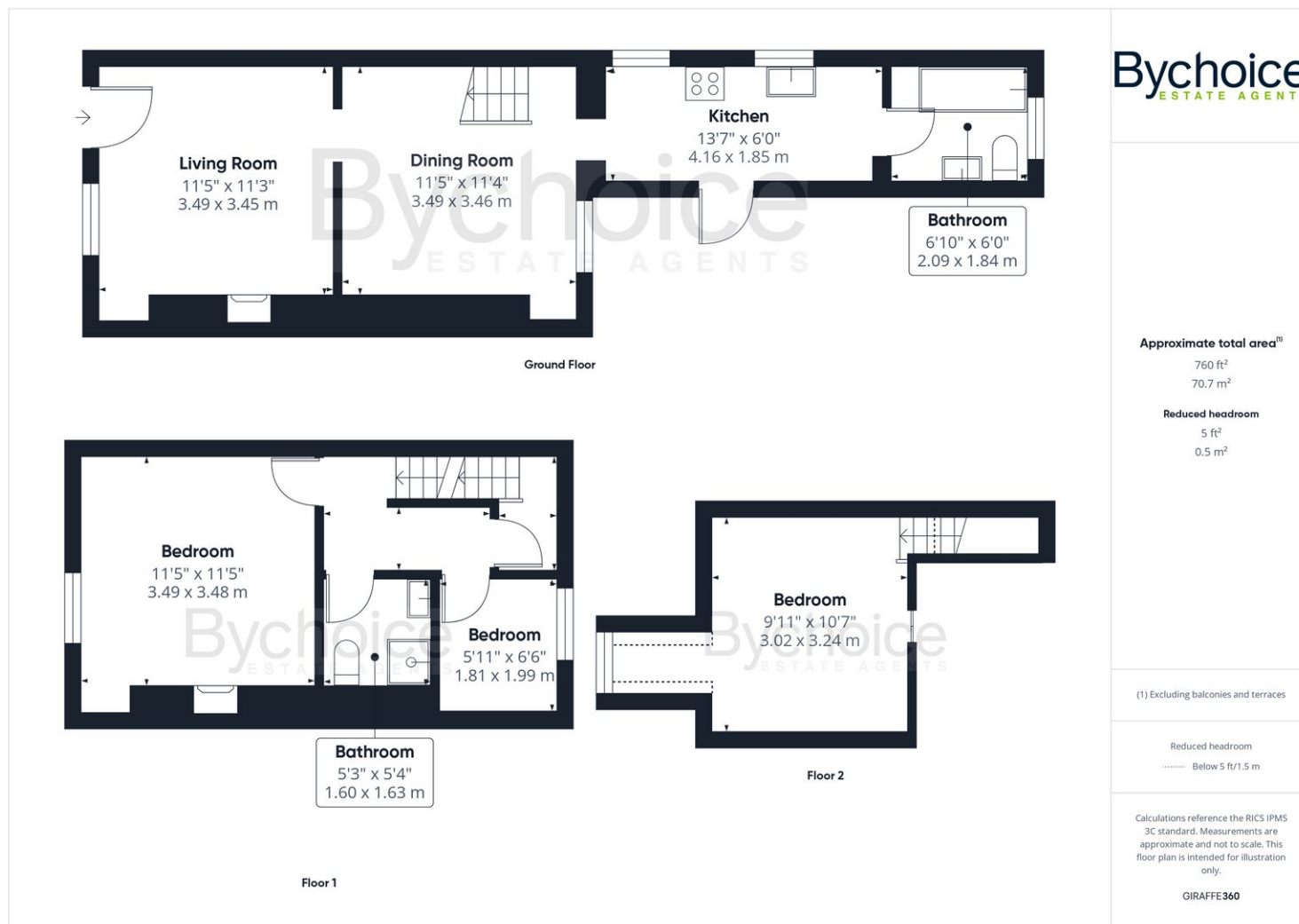
Location:

Situated in the well-served village of Glemsford, the property enjoys access to a wide range of local amenities. These include a primary school, doctor's surgery, convenience stores (one with Post Office), a library, takeaway options, and a pub. The nearby Willow Tree Farm Shop features a café, hair salon, and fresh local produce. The surrounding countryside is ideal for walking, with Long Melford, Cavendish, Sudbury and Bury St Edmunds all within easy reach.









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

Tenure – Freehold

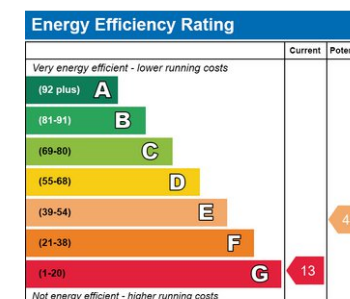
Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

Utilities – Electric Boiler For Hot Water & Heating, Mains Water, Mains Electric, Mains Drainage

Property Construction – Standard Brick Construction

Rights and Restrictions – Located in the Glemsford Conservation Area. Access over neighbors drive for rear access



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

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