



£270,000

Schoolfield, Glemsford



THE PROPERTY

The entrance hall provides access to the living room, kitchen, and a ground floor bedroom. The living room is filled with natural light and features an electric fireplace, creating a welcoming feel. Adjacent to the living room is a reception room which is currently being used as a bedroom but can be converted to a study or more.

The kitchen offers stylish wooden worktops, tiled splashbacks, and good storage with integrated oven, hob, extractor and sink. It flows into a bright sunroom, currently a dining area, with direct access to the rear garden.

Upstairs, The main bedroom boasts a generously sized built-in cupboard, as well as a boiler cupboard which also offers useful extra storage, while the third bedroom also has fitted storage. A family bathroom serves this level, finished with attractive tiling, bath with shower over, and a vanity unit incorporating sink, toilet, and storage.

Outside, the rear garden features a patio and lawn with further seating space at the back. To the front, the property offers gated off-street parking and a garage, currently repurposed but easily reinstated, with direct garden access.

THE LOCATION

Glemsford provides a range of amenities including a doctor's surgery, primary school, two convenience shops, Post Office, library, fish & chip shop, Chinese takeaway, and a village pub. The Willow Tree farm shop offers fresh produce, café, and hair salon.

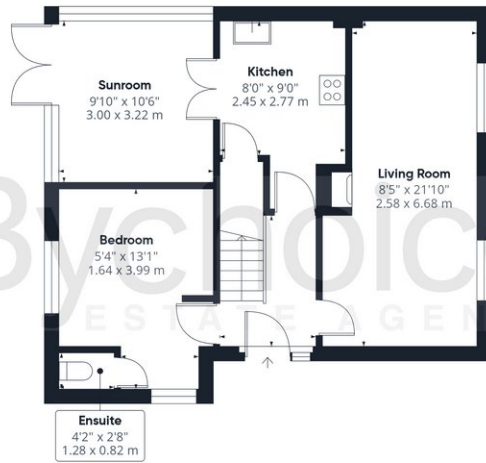
The village is surrounded by countryside walks and close to picturesque villages such as Long Melford and Cavendish. For wider services, the towns of Sudbury and Bury St Edmunds are easily accessible.



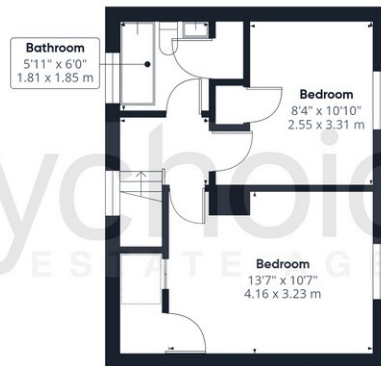
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

927 ft²
85.9 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.

GIRAFFE360

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 & Vodafone. (Ofcom data)

Utilities – Gas Central Heating, Mains
Water, Mains Electric, Mains Drainage

Property Construction – Standard Brick
Construction

Building Safety - Asbestos on outhouse
roof which has been covered over.
Asbestos on garage roof

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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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