



Offers In Excess Of £350,000

Long Pastures, Glemsford



The ground floor comprises an entrance hall with doors to a useful shower room, a bright living room with feature fireplace and French doors opening to the rear garden, and an archway through to a dedicated dining area. The kitchen is fitted with modern gloss units, good worktop space, and a rear outlook. Upstairs, there are four bedrooms, including three doubles and a single, along with a family bathroom. Each room is light and well-proportioned.

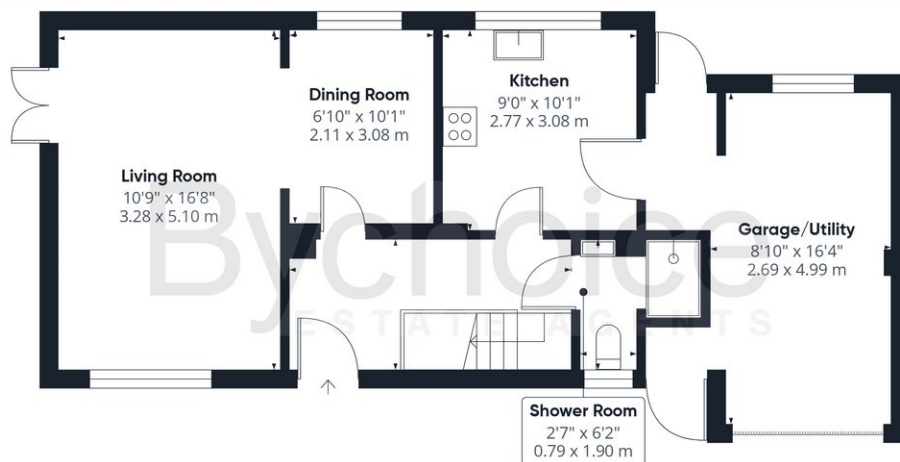
Outside, the property enjoys a large rear garden, mainly laid to lawn with a patio area and mature planting providing excellent privacy. To the side is a paved courtyard with sheds and storage, while to the front is a neat lawn and a block-paved driveway giving off-road parking. The garage has been partly adapted into a utility/storage area but remains accessible. The home also benefits from solar panels, helping to reduce energy bills and improve efficiency.

Glemsford provides excellent amenities including a doctor's surgery, primary school, convenience shops, Post Office, library, takeaways, pub, and farm shop with café and salon. Surrounded by countryside, with Long Melford, Cavendish, Sudbury and Bury St Edmunds nearby, the village combines rural charm with modern convenience.

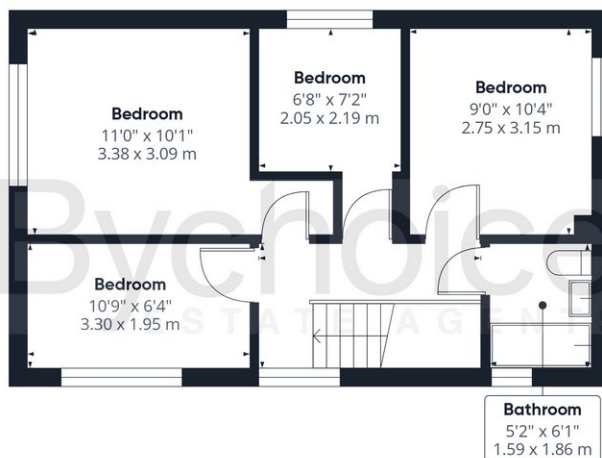








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1049 ft²
97.6 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 D -
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 – Mobile coverage
available both indoor & outdoor with EE,
O2, Vodafone & Three (Ofcom data)

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

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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