



**£300,000**

Kebbles, Glemsford



## THE PROPERTY

This well-maintained three bedroom home offers practical living space with modern finishes throughout. The entrance hallway provides access to the first floor, living room and a convenient downstairs WC. The living room is positioned to the front of the property and benefits from plenty of natural light, creating a bright and comfortable space to relax.

To the rear, the kitchen/dining room enjoys excellent light and generous worktop and storage space. It is well equipped with integrated appliances including a double oven, hob, extractor fan, fridge freezer and dishwasher, with ample room for a dining table. A door leads directly into the rear garden, making it ideal for everyday living and entertaining.

Upstairs are three bedrooms, with two comfortable doubles and a third bedroom ideal as a guest room, home office or nursery. The third bedroom benefits from a built-in storage cupboard, with further storage available on the landing. The family bathroom serves all bedrooms and is fitted with a bath and overhead shower, wash basin with storage below and a toilet.

Outside, the rear garden is private and low maintenance. To the front, the property offers off-street parking and a garage, which also includes an additional office space to the rear, ideal for home working or hobbies.

## THE LOCATION

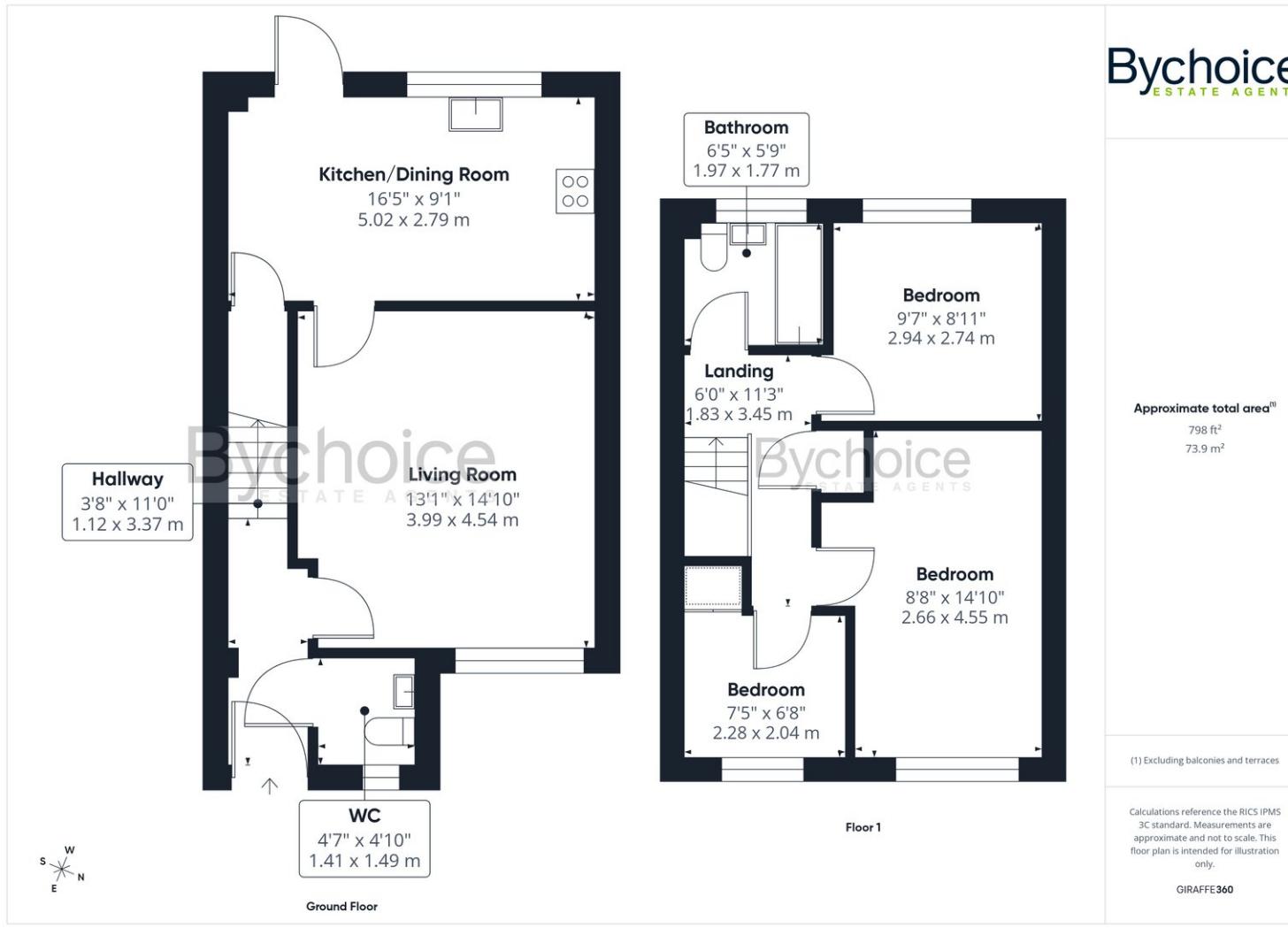
Glemsford offers a range of everyday amenities including a doctor's surgery, primary school, two convenience stores, a Post Office, library, fish and chip shop, Chinese takeaway and a village pub on Egremont Street. Nearby, the Willow Tree farm shop provides fresh local produce alongside a café and hair salon.

Surrounded by countryside, Glemsford is ideal for walking and outdoor pursuits, with nearby villages such as Long Melford and Cavendish close by. Sudbury and Bury St Edmunds are also easily accessible, offering a wider range of shops, services and leisure facilities.









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

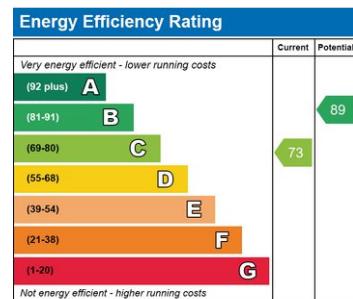
Tenure – Freehold

Property Construction – Standard Brick  
Construction

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

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)



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