

Bychoice  
ESTATE AGENTS  
FOR SALE  
Sudbury  
1787 468400  
www.bychoice.co.uk

£450,000

Flax Lane, Glemsford



## THE PROPERTY

This spacious four-bedroom home offers versatile accommodation and benefits from full planning permission for a two-storey rear extension, with substantial groundwork already completed.

The entrance hall leads into a generous kitchen/breakfast room fitted with modern units, integrated appliances and space for a large fridge and Aga. A separate utility room provides useful storage and access to both the front and rear of the property. The adjoining dining room is filled with natural light thanks to large patio doors opening onto the garden, making it ideal for entertaining.

The welcoming living room features a fireplace with a wood-burning stove, creating a cosy focal point, while also offering views to the front and access to the rear patio. A convenient ground floor WC completes the accommodation.

Upstairs are four well-proportioned bedrooms. The principal bedroom enjoys dual-aspect windows, while another benefits from its own private balcony. The remaining bedrooms provide flexible space for family living, guests or home working. The family bathroom is fitted with a bath and shower attachment.

Planning permission has been granted for a two-storey rear extension, with foundations, drains and soil pipes already installed. The structure has been built to damp course level and is currently covered by the timber decking, ensuring the planning permission remains active.

Outside, the property offers ample off-road parking on a private tarmac driveway, along with a garage and workshop. The rear garden is mainly laid to lawn with decked and patio seating areas, providing an ideal space for relaxing and outdoor dining, all enclosed by timber fencing for privacy.

## THE LOCATION

Glemsford is a well-served Suffolk village offering a range of everyday amenities, including a doctor's surgery, primary school, convenience stores, Post Office, library, pub, fish and









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

Tenure – Freehold

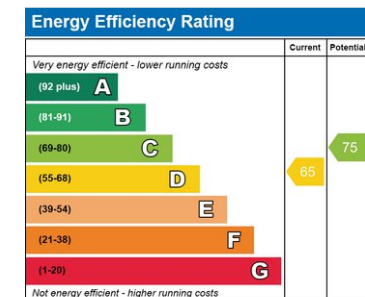
Broadband – Superfast broadband with  
downloads speeds of up to 80 Mbps and  
upload speeds of up to 20 Mbps (Ofcom  
data)

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

Utilities – Mains drainage, water, electric &  
gas central heating.

Property Construction – Standard brick  
construction with timber frame extensions.

Rights and Restrictions – The drive



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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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