

2 Patticroft, Glensford, Sudbury, CO10 7UJ



Freehold

£325,000

Subject to contract

Beautifully presented

3 bedrooms
1 reception room
1 bathroom



This property is situated in the desirable village of Glemsford and offers an open-plan kitchen/diner with an extended utility and cloakroom.

Some details

General information

This beautifully presented three bedroom semi detached property is situated within walking distance to local village amenities including schooling, post office, doctors and public houses. The property offers generous and extended accommodation providing well-proportioned bedrooms, bathroom, sitting room, open-plan kitchen/diner and extended utility with cloakroom. There is also parking, a garage storage area, purpose-built home office in the private landscaped gardens.

This gas centrally heated accommodation is composed of glazed door into entrance porch which leads through to the entrance hall with stairs to the first floor and door off. The sitting room has a front aspect outlook over the low maintenance gardens beyond and a door to the kitchen/diner. The kitchen/diner is set to the rear and has patio doors leading out to the patio and beyond. There is work surface on three sides and incorporates a number of high quality and integrated appliances such as eye-level ovens, microwave, induction hob with extractor fan above, there is a ceramic sink with drainer inset in front of the window overlooking the gardens, splashback surrounds and there is an array of storage cupboards both above and below the work surface. The kitchen also provides access to the utility room which provides additional countertop space with stainless sink, further cupboards above and below the work surface and provides space for white goods such as washing machine and tumble dryer. The ground floor accommodation is then concluded by access into the integral garage, now used as a storeroom, and the cloakroom, off the utility room, has wash hand basin and WC.

The landing provides loft access and doors to the bedrooms and the family bathroom. The main bedroom and bedroom three are set to the front aspect enjoying views out over a greenspace beyond. Bedroom two and the bathroom are located to the rear. The bathroom has a three piece with shower above bath set up with tiled surrounds, wash hand basin, WC and finished with a wall-mounted heated towel rail.

Entrance hall

11' x 4' 8" (3.35m x 1.42m)

Sitting room

15' 1" x 14' (4.6m x 4.27m)

Kitchen/dining room

17' 2" x 8' 3" (5.23m x 2.51m)

Utility room

14' 7" x 7' 9" (4.44m x 2.36m)

Cloakroom

Garage/store

8' 3" x 7' 5" (2.51m x 2.26m)

Cloakroom

4' 3" x 4' 3" (1.3m x 1.3m)

Landing

Bedroom one

10' 11" x 13' 10" (3.33m x 4.22m)

Bedroom two

10' 11" x 10' 6" (3.33m x 3.2m)

Bedroom three

9' 1" x 7' 6" (2.77m x 2.29m)

Bathroom

7' 11" x 5' 11" (2.41m x 1.8m)

Office

11' 2" x 9' 8" (3.4m x 2.95m)

The outside

The property benefits from a low maintenance garden to the front aspect including parking for several vehicles with imitation grass laid in front of the sitting room window and double doors leading into the garage/store room.

To the rear the property immediately leads out on to a patio area set behind both the kitchen and utility room which also provides access to the timber-framed office which benefits from power, lighting and has additional storage cupboards within. The patio steps down on to the laid to lawn grass with flower borders either side leading down to the sitting area set to the far end of the garden. This second sitting area benefits from a timber-constructed cover which is ideally suited for a summer's evening.

Where?

The village of Glemsford lies just under 7 miles from the main market town of Sudbury and offers a wide range of local amenities including shops, hair salon, takeaway, public houses and of course primary schools and has a regular bus service connecting to Sudbury and the surrounding villages.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - OJG

Directions

SatNav please use postcode CO10 7UJ. For further directions please contact a member of our sales team on 01787 327000.

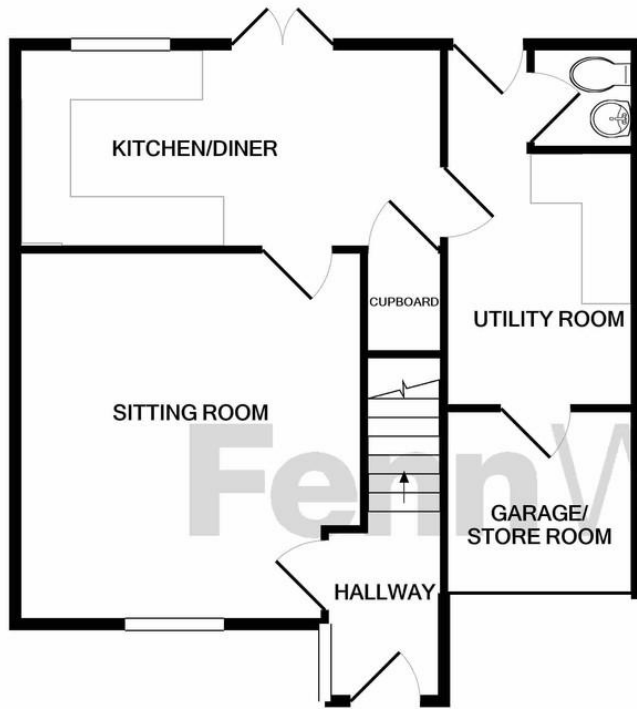
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

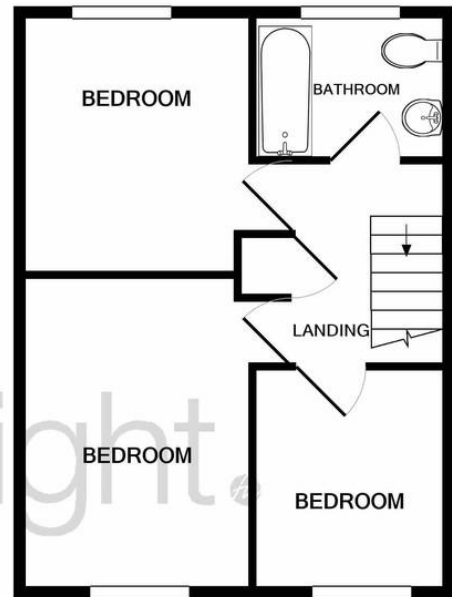
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Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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