

## Summary

A three bedroom detached bungalow located on a quiet private road in the village of Glemsford. Benefiting from ample off road parking, large sitting/dining room, shower room, kitchen, conservatory and a generous sized private garden. Waling distance to village amenities including the Spar convenience store, doctors surgery, primary school pubs and public transport links.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Entrance door into entrance hall, with doors into sitting/dining room, bedroom three/study and kitchen.

**KITCHEN 8' 11" x 8' 6" (2.72m x 2.59m)**

Window to side aspect, a range of fitted wall and base level units with work surfaces over, inset sink with mixer tap over, space and plumbing for appliances.

**SITTING/DINING ROOM 21' 10" x 10' 8" (6.65m x 3.25m)** Window to front and side aspect, fireplace, door to rear hall which has doors off to bedrooms and shower room.

**BEDROOM ONE 11' 5" x 10' 2" (3.48m x 3.1m)** Double room with doors to conservatory.

**BEDROOM TWO 9' 10" x 9' 5" (3m x 2.87m)** Window to rear overlooking the garden.

**BEDROOM THREE/STUDY 8' 11" x 7' 3" (2.72m x 2.21m)** Window to front aspect, wall mounted gas boiler providing domestic hot water and heating to the property.

**SHOWER ROOM 6' 1" x 5' 11" (1.85m x 1.8m)** Window to side aspect, shower unit, concealed wc, wash hand basin with vanity unit under.

**CONSERVATORY 12' 7" x 6' (3.84m x 1.83m)**

French doors to rear garden.

**OUTSIDE** The rear garden commences with a driveway providing ample off road parking and path leading to the entrance door and rear garden.

The rear garden is predominately laid to lawn with mature shrubs bordering the garden. Timber shed and summer house to remain. All enclosed by wood panel fencing.

## AGENTS NOTE

TENURE - Freehold

COUNCIL TAX BAND - C

EPC RATING -

HEATING - Gas Central Heating

DRAINAGE - Mains drainage

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

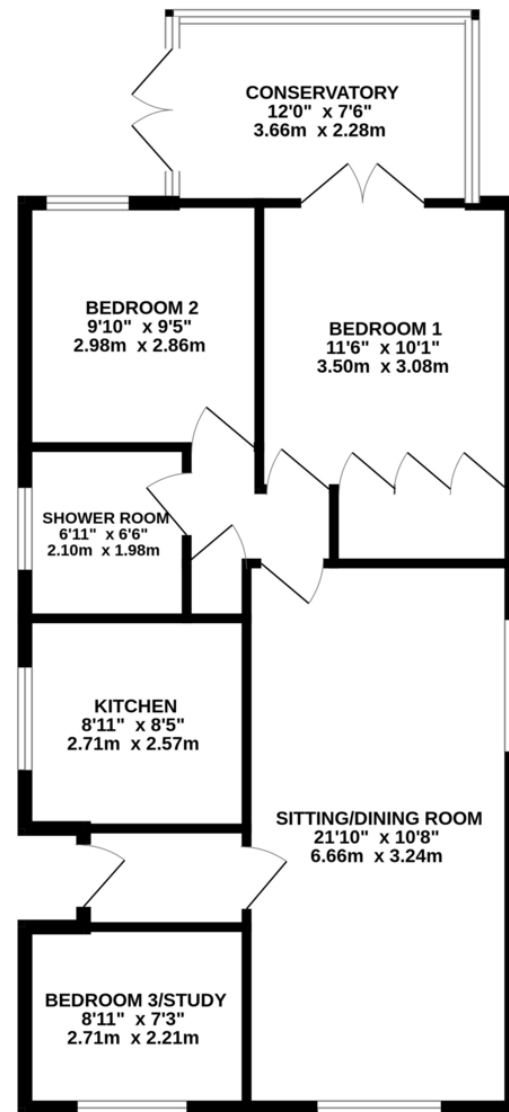
Tenure – Freehold

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

Post Code – CO10 7QG

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Windmill Row | Glemsford | CO10 7QG

A three bedroom detached bungalow located on a quiet private road in the village of Glemsford. Benefiting from ample off road parking, large sitting/dining room, shower room, kitchen, conservatory and a generous sized private garden. Waling distance to village amenities including the Spar convenience store, doctors surgery, primary school pubs and public transport links.

**£325,000**

- Three Bedrooms
- Sitting/Dining Room
- Kitchen
- Shower Room
- Conservatory
- Ample Off Road Parking
- Generous Rear Garden