

## Summary

A two bedroom detached bungalow boasting beautiful landscaped rear gardens. The property benefits from a spacious kitchen/diner, sitting room, two bedrooms and bathroom. Ample off road parking to the front of the property and access to the garage. The rear gardens are a beautiful feature of this home and have been meticulously kept by the current owners with outbuildings to remain. Short walk to village amenities including doctors surgery, primary school, convenience shops, pubs and takeaways.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Door leads into entrance hall with further doors into sitting room, kitchen/diner, bedrooms and bathroom.

**KITCHEN/DINER 12' 7" x 10' 7" (3.84m x 3.23m)** Two double glazed windows, one to the side and one to the front. Fitted kitchen comprising matching wall and base level units with work surfaces over, inset sink with taps over, space for oven with extractor fan over, space for fridge/freezer, space for dining table.

**SITTING ROOM 16' 10" x 11' 2" (5.13m x 3.4m)** Double glazed window to front aspect, fireplace.

**BEDROOM ONE 14' 3" x 11' 2" (4.34m x 3.4m)** Double glazed window to rear overlooking the garden, built in wardrobes.

**BEDROOM TWO 10' 7" x 8' 10" (3.23m x 2.69m)** Double glazed window to rear overlooking the gardens.

**BATHROOM 7' 4" x 5' 6" (2.24m x 1.68m)** Double glazed window to side, paneled bath with taps and shower over, concealed close coupled w/c, wash hand basin with taps over.

**OUTSIDE** The front of the property is approached via a gravel drive providing ample off road parking with timber fencing to either side. A small lawned garden area to the corner. Vehicular access to the detached garage with up and over door to front. Gate to the rear garden.

The rear garden commences with a path to the front door and then onto the remainder of the garden which has been beautifully landscaped and is predominately laid to lawn. All enclosed by wood panel fencing with mature flower beds and shrubs interspersing. Outbuildings are to remain including the 'utility shed' which has power and lighting connected as well as space and plumbing for white goods including washing machine, tumble dryer and fridge/freezer.

## AGENTS NOTE

COUNCIL TAX - Band C

EPC - TBC

TENURE - Freehold

SERVICES - Gas Central Heating, Mains Drainage & Water, Electric

LOCAL AUTHORITY - Babergh District Council

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Heating, Mains Drainage, Water, Electric

Post Code – CO10 7UD

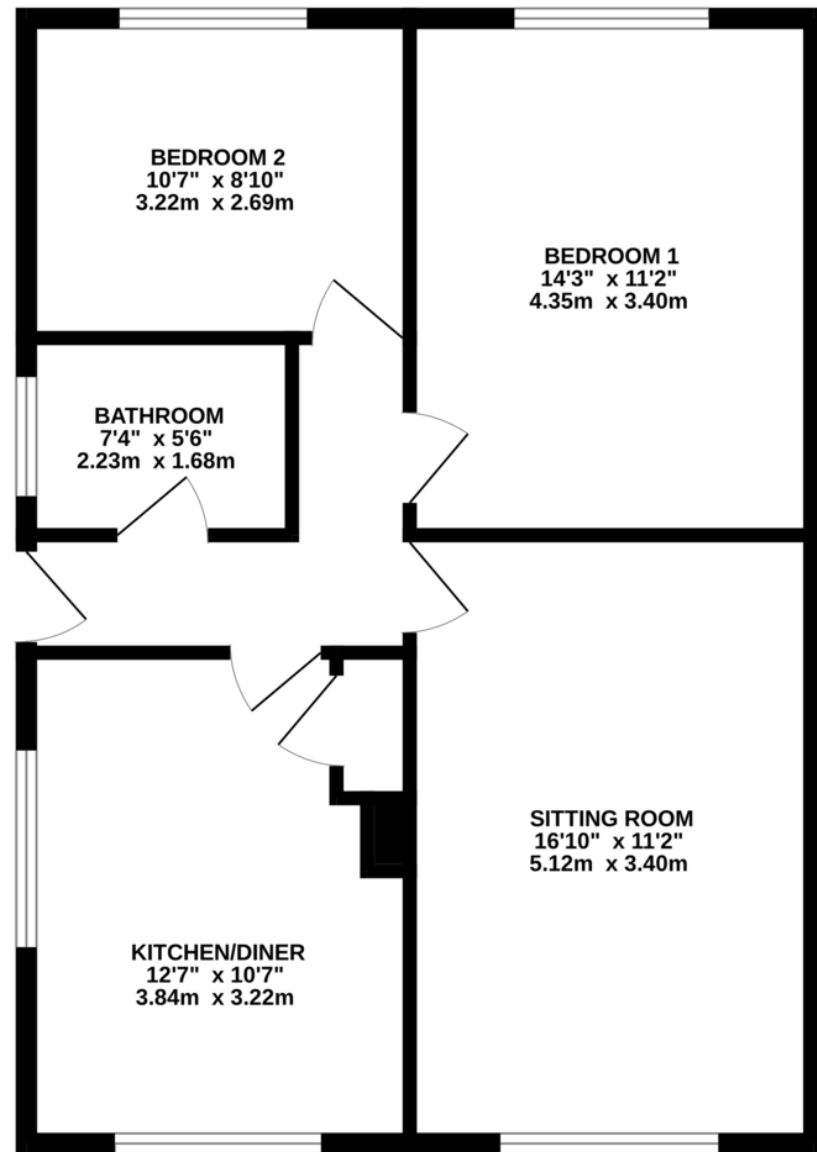
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

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

Awaiting EPC

### Contact Details

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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

## Whitlands | Glemsford | CO10 7UD

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**£325,000**

- Two Bedrooms
- Detached Bungalow
- Ample Off Road Parking & Garage
- Beautiful Landscaped Gardens
- Spacious Kitchen/Diner
- Sitting Room
- Bathroom