

## Summary

A stunning four bedroom detached home set within a sought after location in the village of Glemsford. The property benefits from a garage & driveway, two reception rooms, large kitchen/dining/family room, ensuite to the master bedroom and well maintained rear garden.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Entrance door into entrance hall, doors off to sitting room, study, wc and kitchen/diner. Stairs ascending to first floor landing.

**WC** Low level wc, wash hand basin.

**SITTING ROOM 17' 8" x 11' 11" (5.38m x 3.63m)** Double glazed bay window to front, double doors into the kitchen/diner.

**STUDY 9' 2" x 6' 6" (2.79m x 1.98m)** Double glazed window to front and side aspect.

**KITCHEN/DINER/FAMILY ROOM 25' 6" x 10' (7.77m x 3.05m)** Two double glazed patio doors to rear garden, double glazed window to side, door to utility room. Matching wall and base level units with work surfaces over, inset stainless steel one and a half bowl sink with drainer to side and mixer tap over, double oven, integral hob with extractor over, integral fridge/freezer and dishwasher.

**UTILITY ROOM 6' 6" x 5' 8" (1.98m x 1.73m)** Double glazed window to side, matching units with work surfaces over, inset stainless steel sink with mixer tap over and drainer to side, space and plumbing for washing machine and tumble dryer. Gas boiler.

**LANDING** Doors off to bedrooms, bathroom and cupboard.

**BEDROOM ONE 12' 1" x 9' 11" (3.68m x 3.02m)** Double glazed window to front, door to ensuite, fitted wardrobes.

**ENSUITE** Double glazed window to rear, low level wc, wash hand basin, shower unit, heated towel rail.

**BEDROOM TWO 13' 7" x 10' 7" (4.14m x 3.23m)** Double glazed window to front.

**BEDROOM THREE 10' 2" x 8' 9" (3.1m x 2.67m)** Double glazed window to side.

**BEDROOM FOUR 7' 10" x 6' 3" (2.39m x 1.91m)** Double glazed window to rear, doors to built in wardrobes.

**BATHROOM** Double glazed window to side, panelled bath with taps and shower attachment over, wash hand basin, low level wc, heated towel rail.

**OUTSIDE** The front of the property is approached with a driveway providing off road parking and vehicular access to the garage, side access to the rear garden. Established hedging to the front of the property and a path leading to the front door.

The rear of the property commences with a paved patio area with the remainder laid to lawn with established flower borders. The beautiful rear garden is enclosed by a red brick wall.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

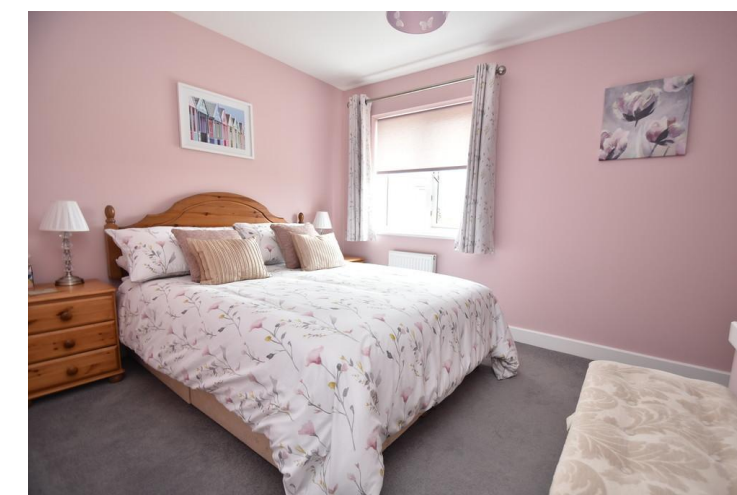
Services – %full\_services%

Post Code – CO10 7UL

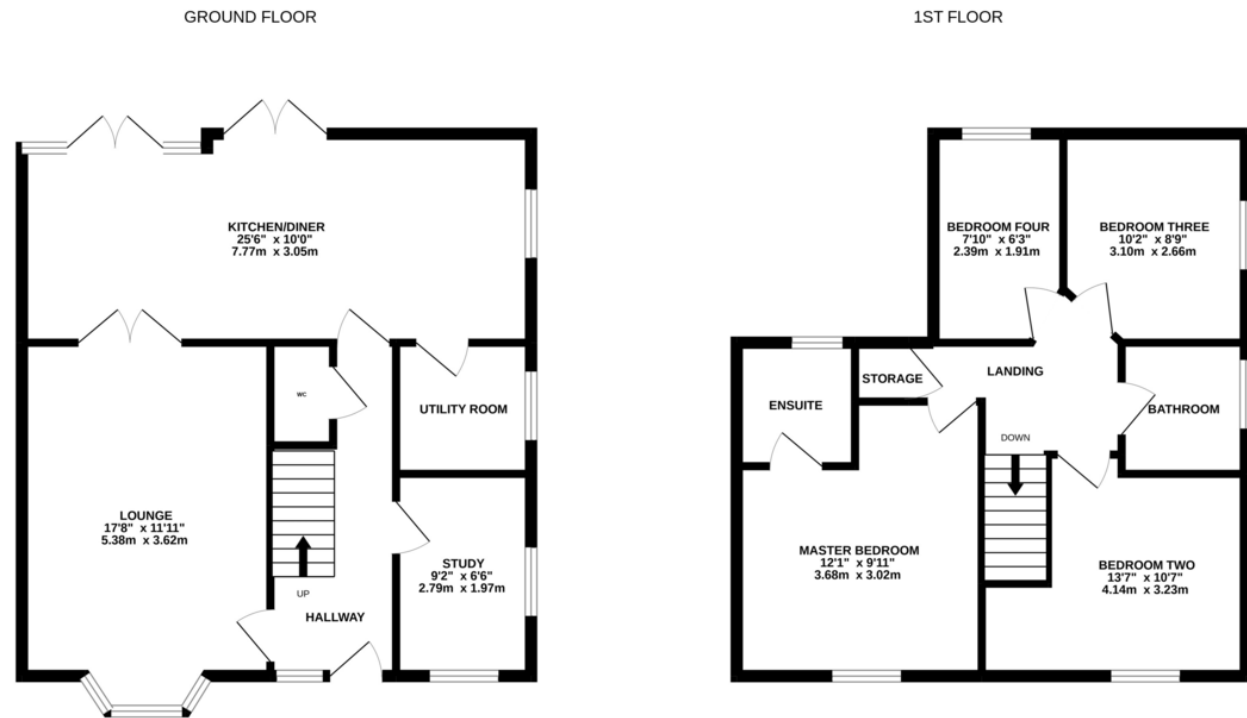
Viewings by appointment

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



**Contact Details**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

## Crownfield Road | Glemsford | CO10 7UL

£425,000

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- Four Bedrooms
- Sitting Room
- Study
- Kitchen/Dining/Family Room
- Ensuite To Master Bedroom
- Bathroom
- Garage & Driveway