

## Summary

Charming 3-bed property in Hunts Hill, Glemsford. Features a cozy sitting room with a fireplace, dining room, and a well-equipped kitchen. Enjoy a garden room and conservatory for relaxation. Front and rear gardens, off-road parking, and a utility room add convenience to this lovely home.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Door leads into the entrance hall, with stairs ascending to first floor landing and doors off to sitting room & dining room.

**SITTING ROOM 14' 3" x 11' 4" (4.34m x 3.45m)** Cosy sitting room with a red brick fireplace and inset stove. Wood panelling. Window to front aspect and doors to utility room.

**DINING ROOM 11' 1" x 10' 7" (3.38m x 3.23m)** Window to front aspect, fireplace. Opening into kitchen and door into inner hall which leads to bathroom & w/c.

### **KITCHEN 16' 3" x 7' 10" (4.95m x 2.39m)**

Kitchen comprising of matching wall and base level units with work surfaces over. Inset sink with tap over. Space for range style oven and large American style fridge/freezer. Space and plumbing for washing machine & dishwasher. Breakfast bar. Wall mounted gas boiler. Door to understairs cupboard and utility room. Window to side and rear.

### **UTILITY ROOM 15' 4" x 5' 5" (4.67m x 1.65m)**

Base level units with work surfaces over and space for tumble dryer. Windows to rear aspect overlooking the garden and space for a work station. Door to conservatory.

**CONSERVATORY 11' 11" x 10' 6" (3.63m x 3.2m)** Windows to side and rear. French doors to rear overlooking the garden.

**INNER HALL** Doors off to bathroom and w/c.

### **BATHROOM 8' 4" x 7' 10" (2.54m x 2.39m)**

Window to side. Corner bath, shower unit, wash hand basin.

**WC** Window to side, close coupled w/c.

### **LANDING** Doors off to bedrooms, cupboards.

Window to rear.

### **BEDROOM ONE 14' 1" x 11' 5" (4.29m x 3.48m)**

Windows to front & rear.

### **BEDROOM TWO 11' x 10' 8" (3.35m x 3.25m)**

Windows to front & side.

### **BEDROOM THREE 10' 5" x 7' 11" (3.18m x 2.41m)**

Window to rear.

**OUTSIDE** The front of the property is approached via a shared drive providing vehicular access to the property. The front garden provides an area of off road parking. A shed with power and lighting to remain. All enclosed by mature hedging and trees.

The rear garden is predominately laid to lawn and enclosed by wood panel fencing. A timber decking area to the side provides space and cover for a hot tub. A insulated garden room with power, lighting and its own internet connection provides a great space for an outdoor bar or home office.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

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

Post Code – CO10 7RP

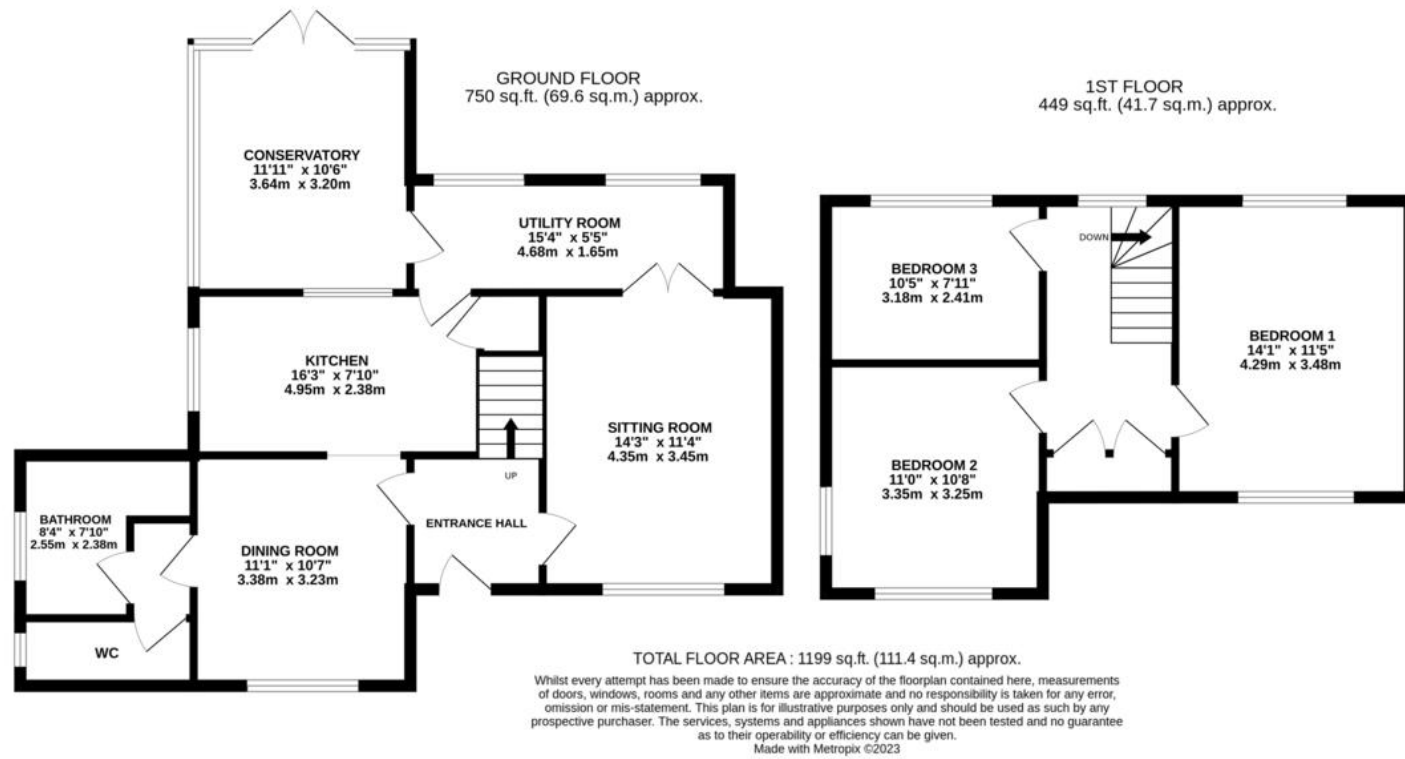
Viewings by appointment

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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

## Hunts Hill | Glemsford | CO10 7RP

**£425,000**

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- Three Double Bedrooms
- Sitting Room With Fireplace
- Dining Room
- Bathroom & Separate WC
- Kitchen
- Utility Room
- Conservatory