

Description

THE PROPERTY As you enter through the welcoming entrance hall, you are greeted by the heart of the home. The ground floor unfolds seamlessly, featuring doors leading to the well-appointed kitchen, a cozy sitting room, a convenient ground floor w/c, and storage spaces under the stairs.

The kitchen is a culinary haven, boasting modern fitted wall and base level units with sleek work surfaces. Enjoy the ease of meal preparation with an inset one and a quarter bowl stainless steel sink and a suite of integrated NEFF appliances including an under-counter fridge and freezer, electric oven with gas hob, and an extractor hood over. The wall-mounted gas boiler provides hot water and heating and is enclosed in a cupboard, while the provision for a washing machine and the possibility of adding an under-counter dishwasher add to the functionality of the space. The open layout of the kitchen allows for seamless interaction with the sitting room, creating a perfect setting for entertaining.

The sitting room exudes warmth and comfort, with the added convenience of a breakfast bar extending from the kitchen. Doors lead to a delightful conservatory, a bright and airy space with double glazed windows offering picturesque views of the garden. The conservatory opens up to the outdoors through a double glazed door, creating a seamless transition between indoor and outdoor living.

Venturing to the first floor, you'll discover two generously sized double bedrooms, each adorned with built-in wardrobes providing ample storage. The family bathroom is a tranquil retreat, featuring a panelled bath with mixer taps and a wall-mounted shower, a close-coupled w/c, a wall-mounted wash hand basin with a mixer tap, and a chrome heated towel rail radiator.

The rear garden is a private sanctuary, enjoying a south-easterly facing orientation. Step out onto the paved patio area, perfect for al fresco dining, and follow the path to an artificial lawned area allowing for easy maintenance. An arbor and shed contribute to the charm of the garden, enclosed by wood panel fencing for privacy. A gate at the rear provides rear access leading back around to the front of the property. To the front of the property you will find two allocated parking spaces.

THE LOCATION Glemsford boasts a range of essential amenities, ensuring a comfortable and well-connected lifestyle. The village is equipped with a local doctor's surgery, providing residents with accessible healthcare services. The primary school within the village ensures that young families have quality educational facilities close at hand.

Two local convenience shops cater to daily needs, offering a quick and convenient shopping experience. Hunts Hill stores also boasts a Post Office, whilst there is a library adjacent to the SPAR convenience store. Glemsford boasts a fish and chip shop and a Chinese takeaway, providing delicious options for a night off from cooking. You will also find a village pub located on Egremont street.

Just a stone's throw away, the Willow Tree farm shop awaits, offering fresh produce and a delightful shopping experience. On its premises, a hair salon and a café provide additional amenities, creating a hub of local activity.

Glemsford is a gateway to the natural beauty of the surrounding countryside, with ample opportunities for scenic walks and outdoor activities. Nature lovers will appreciate the proximity to nearby villages such as Long Melford and Cavendish, each with its own unique charm. For a broader range of services and entertainment, the larger towns of Sudbury and Bury St Edmunds are easily accessible, ensuring that residents can enjoy the best of both worlds.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

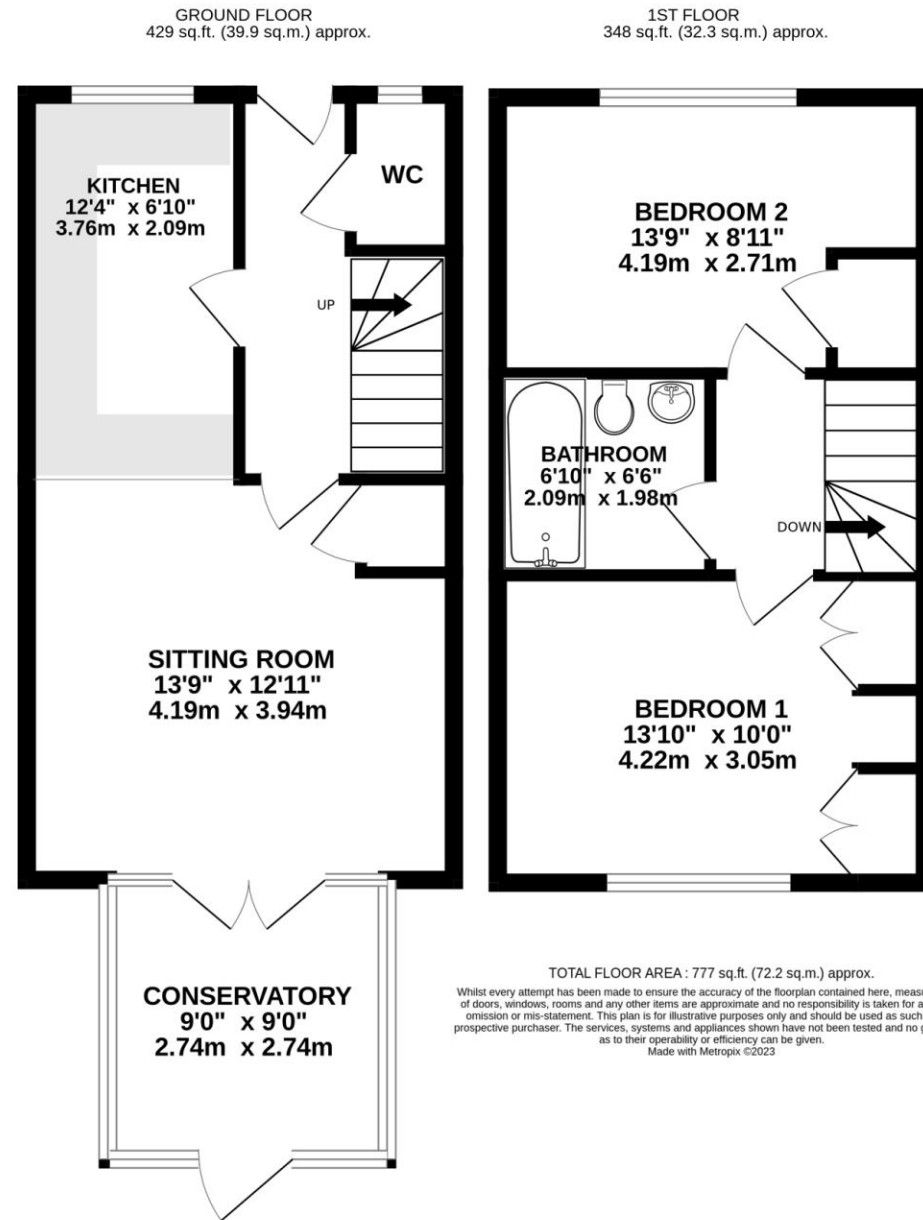
Post Code – CO10 7FG

Viewings by appointment

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81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Abbits Place | Glemsford | CO10 7FG

£250,000

Featuring a seamless ground floor with a well-appointed kitchen, cozy sitting room, and convenient w/c. Upstairs, two spacious bedrooms and a tranquil bathroom await. The south-easterly facing garden offers a private retreat with a patio, lawn, arbor, shed. Two allocated parking spaces. Glemsford provides essential amenities, local shops, and easy access to nearby villages and towns, ensuring a perfect blend of comfort and convenience.

- Two Bedrooms
- Modern Fitted Kitchen
- Sitting Room
- Conservatory
- Ground Floor W/C
- Family Bathroom
- South East Facing Garden
- No Onward Chain