

Description

Approximate Room Sizes

THE PROPERTY This charming property features a cozy living room with a brick fireplace and hearth, complemented by a radiator and a double-glazed window overlooking the front. An archway seamlessly connects to the dining room, complete with stairs leading to the upper floor, a laminate floor, a radiator, and double-glazed windows on the side and rear. The adjoining kitchen is well-appointed with cream fronted units, complimentary worktops, a mixer tap sink, and ample storage. It's ready for a washing machine and cooker and includes a tiled floor and a wall-mounted cabinet. A double-glazed window to the side brightens the space, leading to a rear entrance lobby with a tiled floor and outdoor access.

The bathroom is tastefully part-tiled, featuring a panelled bath with a Victorian-style mixer tap, a pedestal wash hand basin, a low-level WC, and a built-in cupboard housing the gas boiler. A double-glazed window faces the rear for added light.

Upstairs, the landing area opens to two bedrooms. The first bedroom offers loft access, a radiator, and a front-facing double-glazed window. The second bedroom includes a built-in double wardrobe with a radiator, an additional radiator, and a rear-facing double-glazed window, presenting stunning views of the Suffolk countryside.

Externally, the property boasts a 70' rear garden, mainly lawn with a timber-built garage, backing onto fields for scenic countryside views. A paved side area leads to a block-paved driveway with parking for two vehicles, bordered by a neat lawn.

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, Mains Drainage, Water, Electric

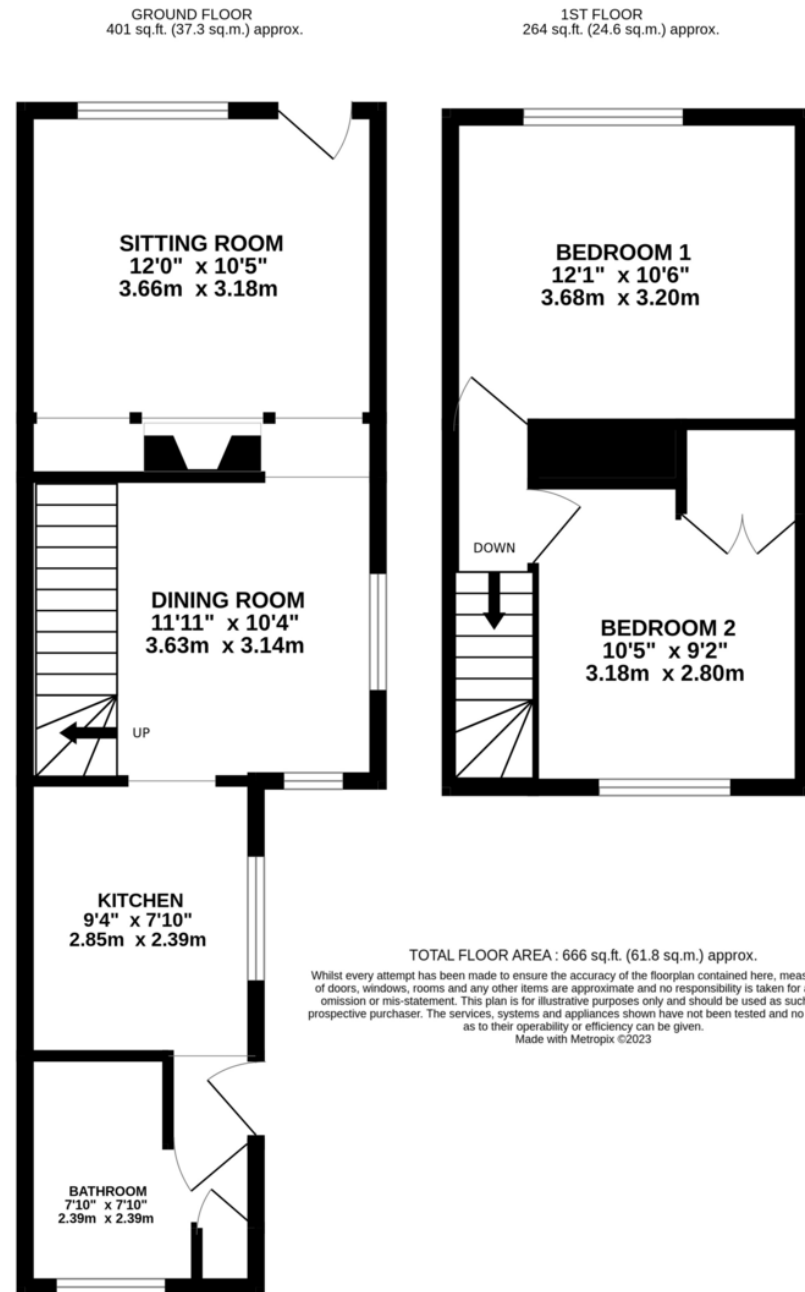
Post Code – CO10 7SG

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: 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

Egremont Street | Glemsford | CO10 7SG

£245,000

A two bedroom end of terrace cottage located in the sought after village of Glemsford. The property boasts ample off road parking and a timber built garage as well as beautiful views to the fields beyond. Internally you will find a sitting room, dining room, kitchen and bathroom, with the two bedrooms on the first floor.

- Two Bedrooms
- Ample Off Road Parking
- Good Size Garden
- Field Views
- Timber Built Garage
- Sitting Room
- Dining Room