

Description

Approximate Room Sizes

THE PROPERTY As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor seamlessly unfolds, revealing a convenient w/c and a welcoming sitting room.

The sitting room is a generously sized space, bathed in natural light streaming through a large double-glazed window that provides views of the rear garden. This room also features a practical door leading to an under stair storage cupboard, enhancing the functionality of the space. Additionally, an adjoining door opens into the inviting kitchen/dining room, creating an open and sociable atmosphere.

The kitchen/dining room is a fantastic hub for both culinary endeavors and casual dining. Boasting double-glazed windows at the front and rear, with a door also providing access to the rear garden, the room is flooded with light, creating an airy ambiance. The well-designed kitchen area includes fitted wall and base units, complemented by work surfaces. Integrated electric oven with a gas hob, and there is ample space and plumbing for an under-counter washing machine and fridge. The dining area

offers a perfect setting for family meals, making it a true heart of the home.

Ascending the stairs to the first floor, you will find three tastefully appointed bedrooms. Two double bedrooms located to the rear boast fitted wardrobes, providing ample storage solutions. The third bedroom, positioned to the front, offers versatility for various uses such as a guest room or home office. The recently re-fitted bathroom features a panelled bath with a shower overhead, a close-coupled w/c, wash hand basin, and a towel rail radiator.

Outside, this property truly excels in providing a convenient and enjoyable living environment. Ample parking and garage access enhance the practicality of daily life. The west-facing rear garden ensures an abundance of afternoon and evening sun, creating an ideal setting for outdoor relaxation. The garden presents a well-designed layout, beginning with a stone patio area that transitions seamlessly to a lush lawn, all enclosed by wood-panelled fencing. The garden also boasts a timber shed. For added convenience, side gated access is available, allowing for easy entry to the rear garden.

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 – C

Tenure – Freehold

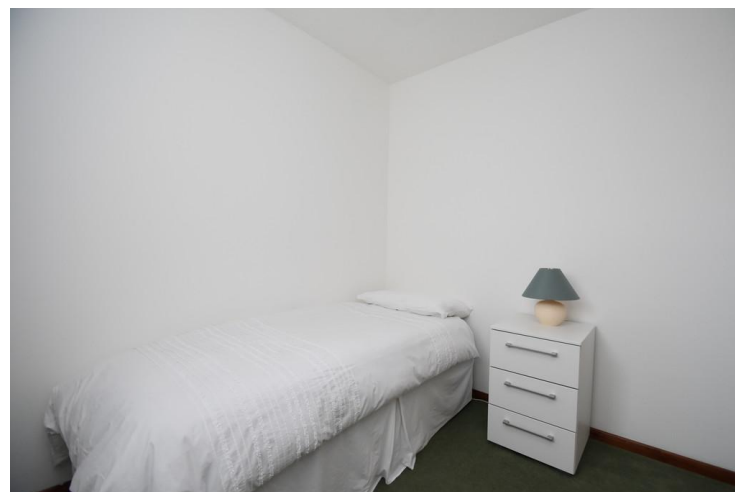
Services – Mains Drainage, Water, Electric, Gas Central Heating

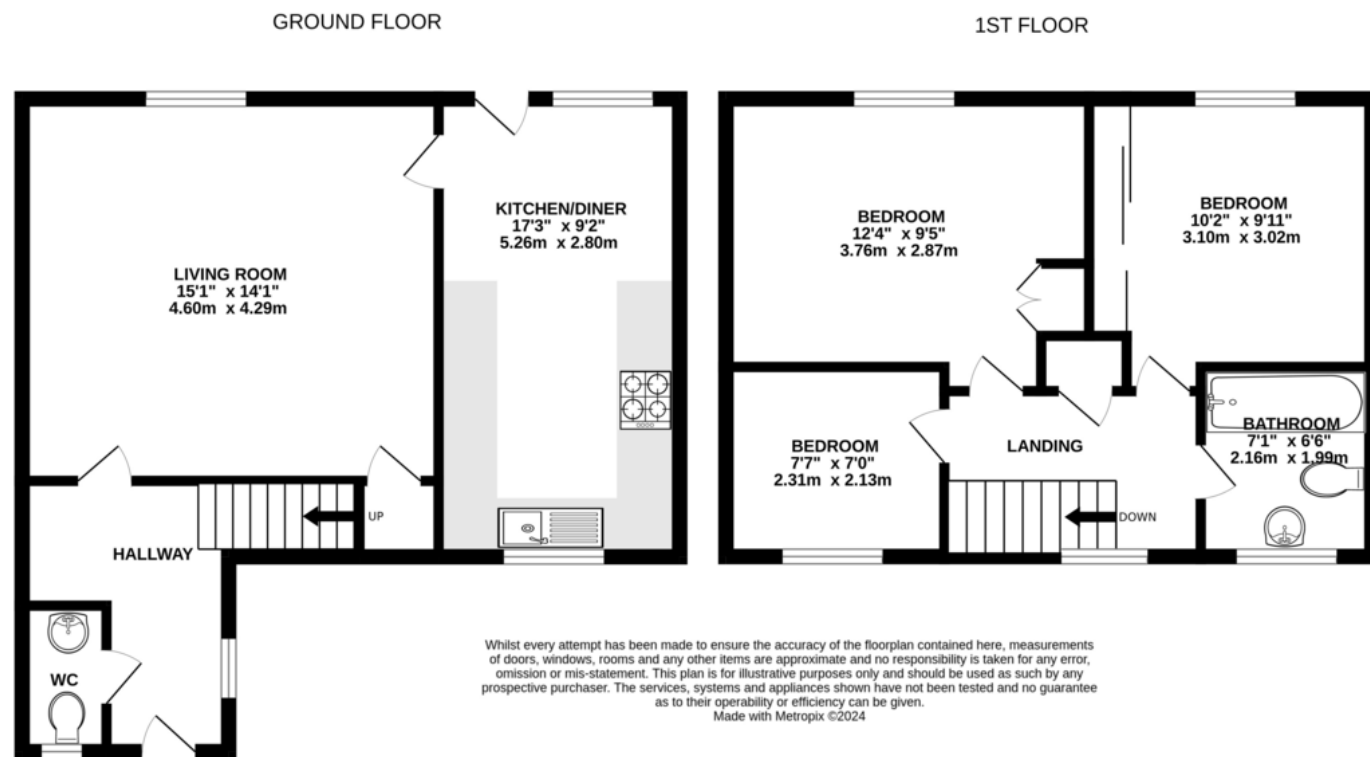
Post Code – CO10 7UJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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

Patticroft | Glemsford | CO10 7UJ

£290,000

A three bedroom semi-detached home in the sought after village of Glemsford. Boasting a spacious sitting room, kitchen/diner, ground floor w/c and first floor bathroom. Externally the property benefits from a garage and off road parking as well as a well maintained west facing garden. NO ONWARD CHAIN.

- Three Bedrooms
- Spacious Sitting Room
- Kitchen/Diner
- Ground Floor W/C
- First Floor Bathroom
- Garage & Parking
- West Facing Rear Garden