

## Description

Approximate Room Sizes

**THE PROPERTY** As you step through the door you are greeted by a large entrance hall with doors off to the bedrooms, bathroom and sitting room. The property boasts three well-appointed bedrooms, each adorned with double glazed windows and radiators. Bedroom One features a delightful view from the front aspect, while Bedrooms Two and Three enjoy views to the side aspect.

The Bathroom, with a double glazed window overlooking the rear aspect, offers a suite comprising a panelled bath, low-level WC and wash hand basin

The heart of this home is the Lounge, featuring double glazed windows on the front and side aspects, along with a door leading to the side. The focal point of the room is an open fireplace, creating a warm and inviting atmosphere.

The Kitchen, with its double glazed window overlooking the rear aspect, is equipped with a fitted kitchen featuring a range of

matching wall and base units. A stainless steel sink and drainer unit are fitted, with space for additional appliances. A door leads seamlessly to the Utility Room, where a double glazed window and door provide access to the garden.

The outdoor areas are equally enticing. The Front Garden features a block-paved driveway for convenient off-road parking, surrounded by a predominantly lawned space.

The Rear Garden offers a peaceful retreat, starting with a charming seating area and transitioning into a predominantly lawned space adorned with mature shrubs. Additional features include a boiler room, two brick storage sheds, and an additional lawned side garden, providing a variety of outdoor spaces to enjoy.

## 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.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

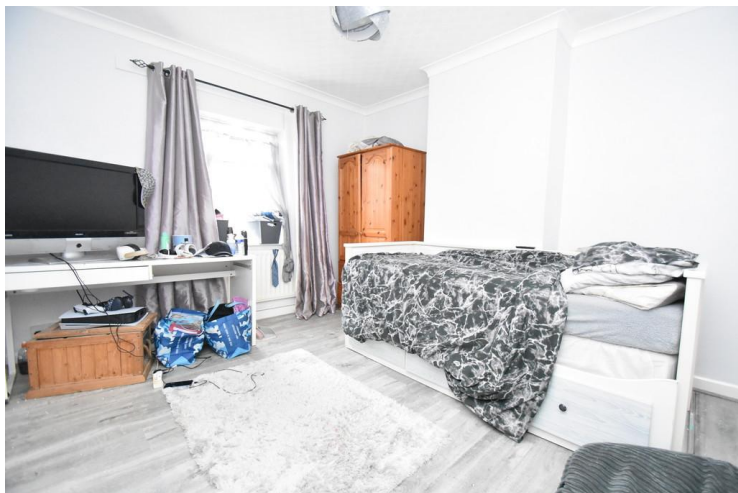
Services – %full\_services%

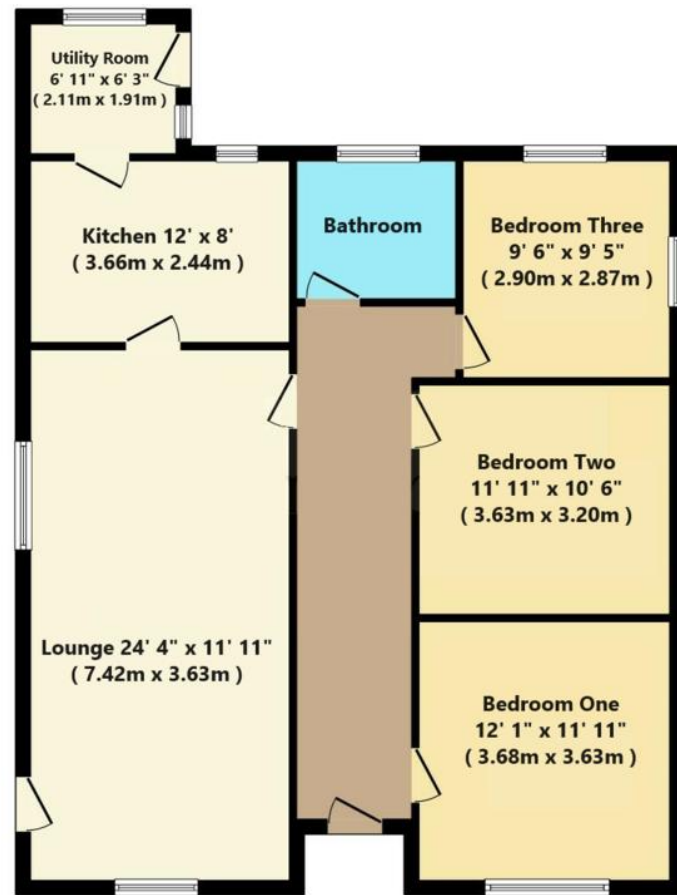
Post Code – CO10 7RS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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		89 B
69-80	C		
55-68	D		
39-54	E	45 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

### Flax Lane | Glemsford | CO10 7RS

A three bedroom detached bungalow set in a generous plot off of a quiet lane in the village of Glemsford. Boasting a spacious sitting/dining room, kitchen, utility room and bathroom. Externally the property boasts good size side and rear gardens with ample parking to the front and side. NO ONWARD CHAIN.

### Offers In Excess Of £300,000

- Three Bedrooms
- Sitting/Dining Room
- Kitchen
- Utility Room
- Bathroom
- Generous Side & Rear Gardens
- Ample Off Road Parking