



**September Cottage**  
**23 Egremont Street, Glemsford, Suffolk**

**DAVID  
BURR**

# September Cottage, 23 Egremont Street, Glemsford, Sudbury, Suffolk CO10 7SA

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctor's surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

A charming 4 bedroom character cottage situated in the centre of this well-served village and within walking distance of amenities. The property is tastefully presented with exposed beams and brickwork as well as stylish kitchen and bathrooms and benefits from a large rear garden, off road parking, and two garages.

## A light and charming character cottage within walking distance of amenities.

Entrance into:

**ENTRANCE HALL** A spacious and light hall with stairs to first floor with storage cupboard beneath.

**STUDY** With outlook to the rear.

**SITTING/DINING ROOM** A spacious and light double aspect room with French doors to the garden, exposed beams and brickwork and brick fireplace with wood burning stove inset. Archway through to the:

**KITCHEN** Stylishly fitted with a range of wall and base units under solid worktops with a butler sink inset. Integrated appliances include a fridge, freezer, dishwasher and range style cooker and space and plumbing washing machine. French doors to the terrace. Stairs to first floor.

### First Floor

**LANDING** Access to the loft space and doors to:

**BEDROOM 1** A spacious double room with window to front aspect and accessed via the **En-Suite Shower Room** comprising a WC, vanity sink unit, shower cubicle, heated towel rail and extensively tiled walls and floor.

**BEDROOM 2** A light double room with outlook to the rear and door to the **'Jack & Jill' Bathroom**.

**BEDROOM 3** With outlook to the front.

**BEDROOM 4** With outlook to the rear.

**JACK & JILL BATHROOM** With a panelled bath with shower attachment, WC, pedestal sink unit, heated towel rail and airing cupboard.

### Outside

The property is approached via a shared drive leading to the **SINGLE GARAGE** with light and power connected. A 5 bar gate leads to the rear of the property with a further **GARAGE** also with light and power connected and a further gravelled parking area. The front garden is predominantly lawned with mature beds and borders with a path leading to the front door. The rear garden features a paved dining terrace with an additional seating area and beyond the garage is an expanse of lawn with a range of mature trees and shrubs and flowerbeds bordering the perimeter fence.

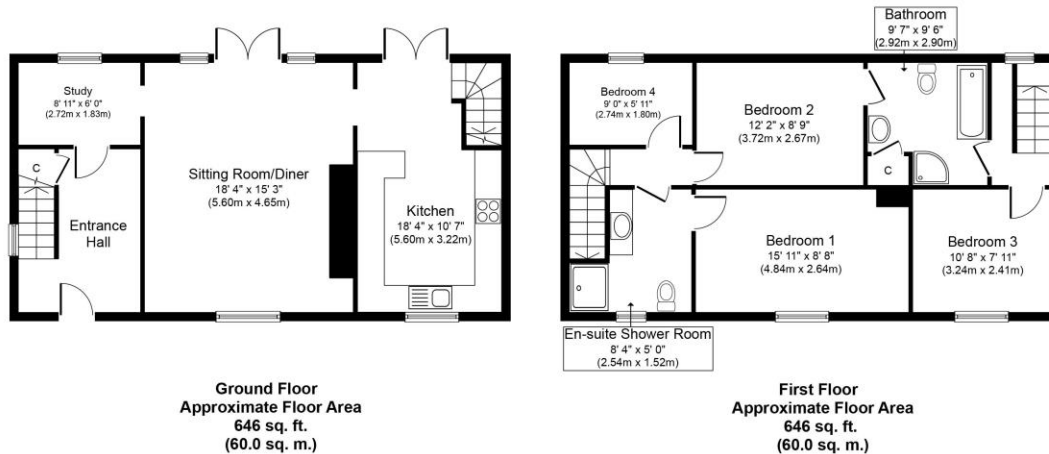
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**EPC Rating:** TBC

**SERVICES** Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

**LOCAL AUTHORITY** Babergh District Council.

**VIEWING** Strictly by prior appointment only through DAVID BURR.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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