

Description

THE PROPERTY Welcome to this charming property with a delightful entrance porch, providing a warm welcome as you step inside. The entrance porch features an entrance door and a side window, guiding you into the inviting lounge.

As you enter the lounge, you're greeted by exposed ceiling timbers and a striking feature fireplace featuring a log burner with a brick hearth and wooden mantle, creating a cosy ambiance. A door leads seamlessly into the dining room, offering a perfect flow for entertaining.

The dining room boasts practicality with stairs ascending to the first-floor landing, and a useful larder storage cupboard. Additionally, there's easy access to the kitchen, where you'll find matching wall and base units, complemented by tiled splashbacks and modern appliances. A stable-style door leads to the rear of the property from the kitchen.

Conveniently adjacent to the kitchen is the utility room, featuring ample workspace, storage cupboards, and access to a WC.

Ascending to the first-floor landing, you'll find three well-appointed bedrooms and a family bathroom. Bedroom one offers a tranquil retreat with a double glazed window overlooking the rear garden, while bedrooms two and three benefit from ample natural light through their respective double glazed windows.

Completing the accommodation is the family bathroom, equipped with a shower unit, panelled bath, WC, and wash hand basin, all illuminated by a double glazed window to the rear.

Outside, the property boasts a paved parking area at the front, providing ample off-road parking, with side access leading to the rear garden. The rear garden features a covered patio area, opening up to a generous lawned space enclosed by wood panel fencing. Additionally, there's a shed/workshop with power and lighting, alongside an impressive shepherds hut, ideal for accommodating guests with its own kitchenette, sleeping area, and shower/toilet facilities, complete with power, lighting, and a gas boiler connected to a septic tank.

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.

AGENTS NOTE

As is standard with properties of this age the neighbouring property enjoys right of access across this property.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating (Shepherds hut - LPG)

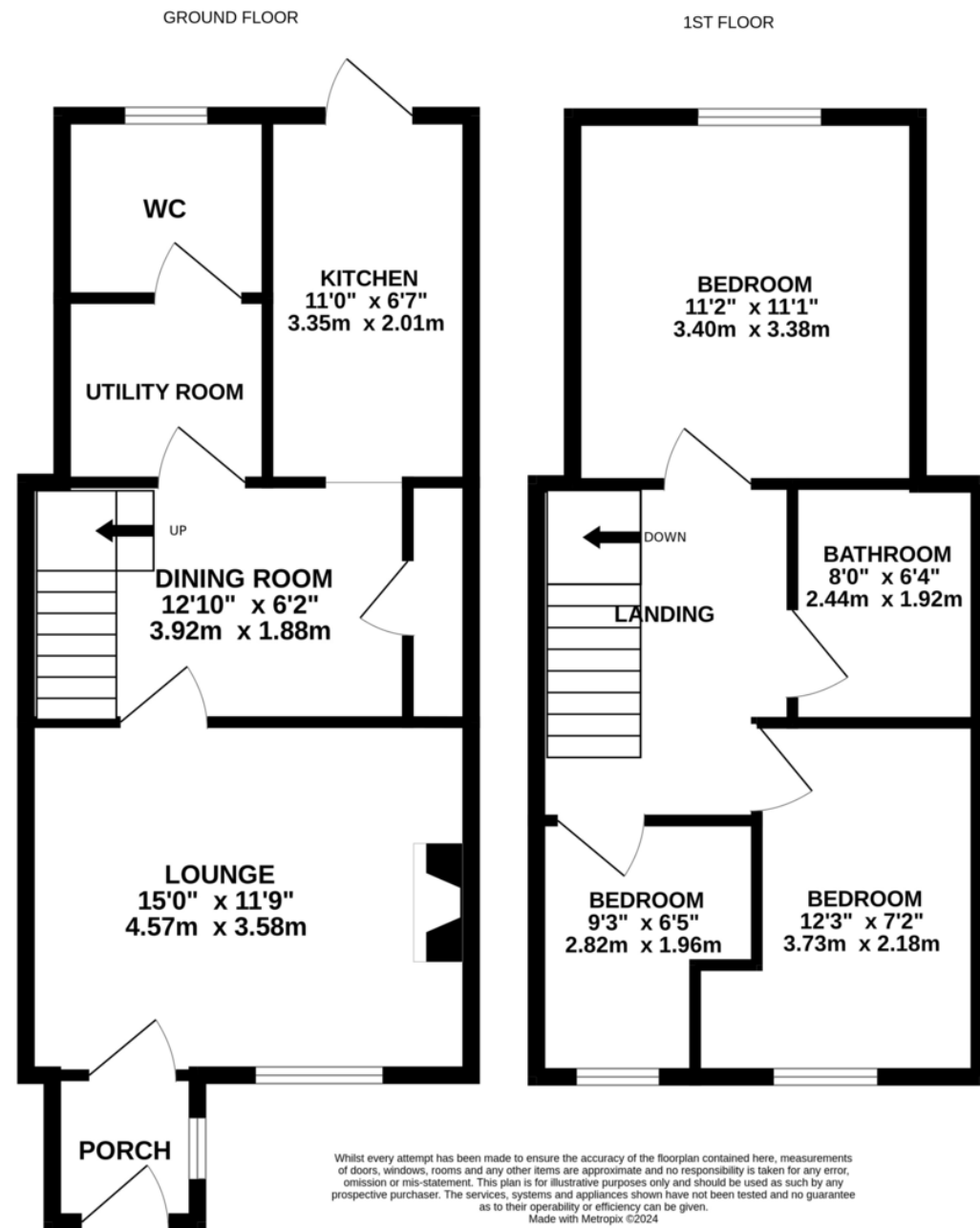
Post Code – CO10 7RL

Viewings by appointment

Bychoice Estate Agents

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81-91	B		81 B
69-80	C		
55-68	D	63 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

Hunts Hill | Glemsford | CO10 7RL

£325,000

An impressive three bedroom end of terrace home, boasting ample off road parking, large rear garden featuring a shed/workshop as well as an impressive shepherds hut, ideal retreat for guests or family members. Benefiting from two reception rooms, kitchen, utility room, ground floor w.c and first floor bathroom.

- Three Bedrooms
- Shepherds Hut Accommodation
- Shed/Workshop
- Two Reception Rooms
- Kitchen
- Utility Room & W/C