



**27 Foundry Close
Glemsford, Suffolk**

**DAVID
BURR**

27 Foundry Close, Glemsford, Sudbury, Suffolk CO10 7FH

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).

This substantial detached new home is situated in a quiet village location. The property has been finished to a high specification blending modern finishes with character features including an impressive sitting room and stylish kitchen. All set within a large garden with off-road parking and garage.

A substantial detached home situated in a quiet village location all set within a large garden with off-road parking and garage.

Entrance into:

ENTRANCE HALL A spacious hallway with access to a downstairs toilet and stairs rising to the first floor.

LIVING ROOM A spacious and light room featuring an attractive wood burning stove and doors opening out to the garden.

KITCHEN/DINING/FAMILY ROOM Extensively fitted with a range of base and wall units under worktop with a stainless steel sink inset. Integrated appliances include electric hob, integrated dishwasher, fridge and freezer, tiled floor and plenty of space for dining table and chairs.

CLOAKROOM With WC, pedestal sink unit and tiled flooring.

First Floor

LANDING Featuring an airing cupboard and doors to:

BEDROOM 1 A light double room featuring **En-Suite** Tastefully fitted with a WC, pedestal sink unit, enclosed tiled shower cubicle.

BEDROOM 2 A generous double room.

BEDROOM 3 With outlook to the rear.

BATHROOM Fitted with a classic white suite comprising a WC, pedestal sink unit, panelled bath, tiled walls and wood effect flooring.

Outside

The property is situated in a quiet location with a driveway providing parking leading to the **GARAGE (light and power?)**. A gated access leads to the enclosed rear garden featuring expanses of lawn with a paved dining terrace with raised beds and borders.

TENURE: Freehold.

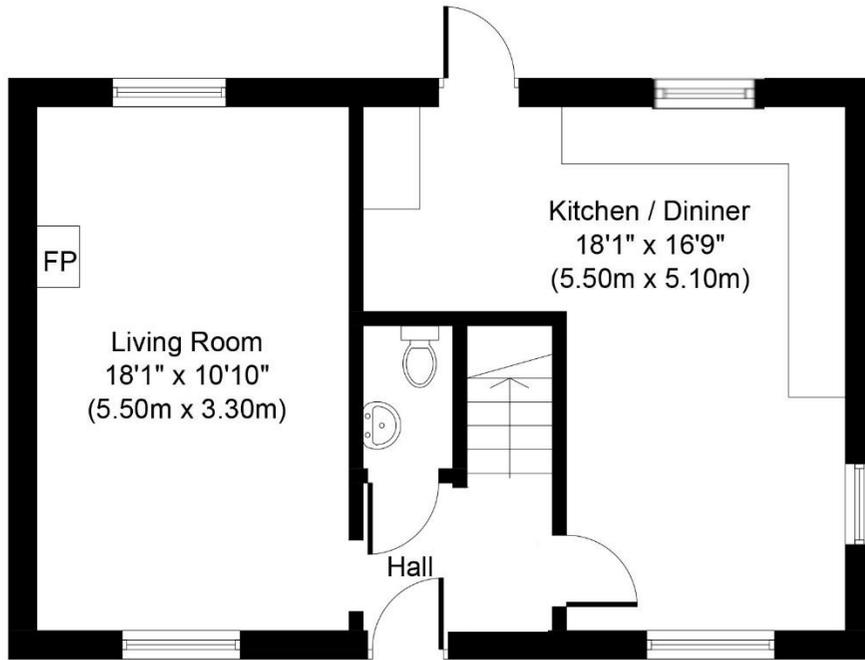
SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council. Council Tax Band: D. £2,027.92 per annum.

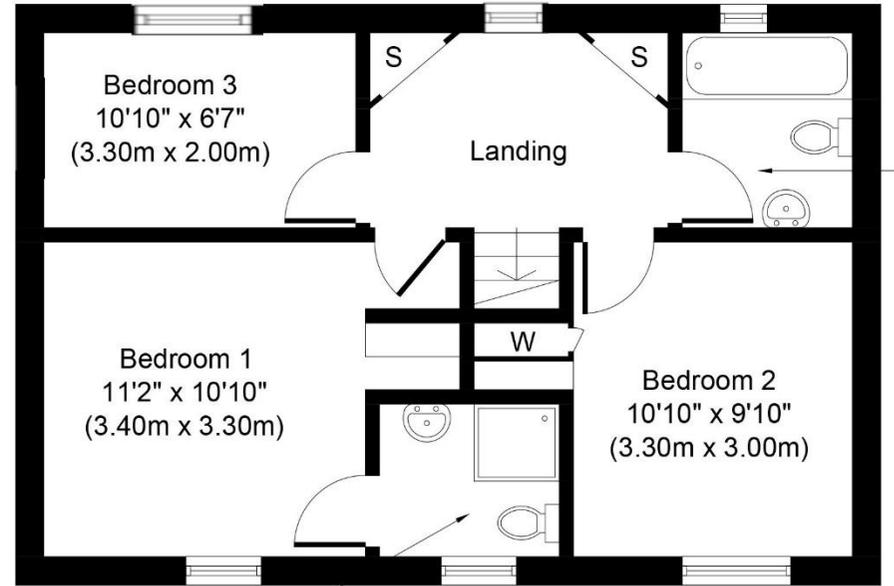
EPC RATING: B.

VIEWING: Strictly by prior appointment through DAVID BURR.

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Ground Floor
Approximate Floor Area
506 Sq. ft.
(47.0 Sq. m.)



En-Suite
6'3" x 3'3"
(1.90m x 1.00m)

First Floor
Approximate Floor Area
506 Sq. ft.
(47.0 Sq. m.)

Family Bathroom
6'7" x 5'11"
(2.00m x 1.80m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

