TAKE CARE
SLOW DOWN
CONCEALED
ENTRANCE

PLEASE

5

BMW   No Parking

DAVID BURR

Walnut Tree Cottage, Lower Road
Glemsford, Suffolk

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors 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 detached single storey dwelling with a contemporary finish situated between Cavendish and Long Melford. The property contains accommodation which includes a sitting room, kitchen/dining room, two double bedrooms, a shower room and a utility. There is the further benefit of an enclosed garden, off-road parking and a garage.

A two-bedroom detached bungalow with garden, garage and parking.

Front door leading to:-

ENTRANCE HALL: With wood effect laminate flooring and doors leading to:-

KITCHEN/DINING ROOM: 5.17m x 2.83m With a continuation of wood effect laminate flooring and containing a matching range of base and wall level gloss units with worksurfaces incorporating a four-ring Lamona hob with tempered glass splashback and extractor fan above and a one-and-a-half sink with mixer tap above and drainer to side. Space and plumbing for a dishwasher, space for free-standing fridge/freezer and an integrated Lamona combination oven. Heated towel rail and space for a dining table and chairs with double doors opening onto the garden.

UTILITY: 1.79m x 1.42m With space and plumbing for a washing machine, tumble dryer and additional storage.

Inner hall: With a skylight allowing for plenty of natural light, useful airing cupboard off and further doors leading to:-

SITTING ROOM: 4.93m x 4.63m A well-proportioned dual aspect room with plenty of space for seating.

BEDROOM 1: 3.63m x 3.31m A well-proportioned double room with a continuation of laminate flooring.

BEDROOM 2: 3.76m x 3.60m A further double bedroom ideal for use as a children's bedroom.

SHOWER ROOM: Containing a corner shower with rainfall style showerhead, WC, vanity suite and a chrome heated towel rail.

Outside

The property is approached via a driveway which serves both the cottage and commercial premises next door and leads onto an area of **OFF-ROAD PARKING FOR** up to two vehicles. Adjacent to the driveway is a **GARAGE** with power and light connected providing useful further storage. An area of lawn is enclosed by fencing with hardstanding adjacent to the property providing an area of seating.

AGENT'S NOTE: Water rates are included in the rent.

SERVICES: Main water. Private drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

Long Melford 01787 883144   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245   Newmarket 01638 669035

Bury St Edmunds 01284 725525   London 020 78390888   Linton & Villages 01440 784346

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

PRICE: £900 pcm

DEPOSIT: £1,038.46

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

WHAT3WORDS: happening.surveyors.unrated

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

FLOORPLAN TO BE APPENDED