



**The Looking Glass
Glemsford, Suffolk**

**DAVID
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The Looking Glass, Flax Lane, Glemsford, Suffolk CO10 7RS

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 well presented three bedroom detached bungalow situated on a quiet road within walking distance of the many amenities the village has to offer. The property enjoys off-road parking for multiple vehicles, garage and spacious low maintenance gardens with absolute privacy.

A generous and well presented detached bungalow with garage and low maintenance gardens.

Entrance via porch into:

HALLWAY: A spacious hallway with airing cupboard and rooms off.

KITCHEN/BREAKFAST ROOM: A light and comprehensively fitted kitchen comprising a range of wall and base units under worktop with a 1.5 bowl stainless steel sink inset. Integrated appliances include a Bosch electric oven and grill, five ring gas hob with extractor over and dishwasher, whilst there is space for an American style fridge/freezer, plenty of space for dining table and chairs. Outlook to the front and opening through to the:

GARDEN ROOM: A recent addition to the property with outlook to the rear and side. French doors leading onto the terrace.

SITTING ROOM: A generous reception room with a gas coal effect fireplace with marble hearth and sliding doors leading to the:

CONSERVATORY: A lovely and light addition with views across the charming gardens and French doors leading outside.

UTILITY ROOM: A useful space with a further range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for a washing machine and tumble dryer.

BEDROOM 1: A spacious double bedroom.

EN-SUITE: Comprising corner bath, large walk-in tiled shower cubicle, WC and counter top sink. Heated towel and extensively tiled walls and flooring.

BEDROOM 2: A further spacious double bedroom with outlook to the rear.

EN-SUITE: Comprising a tiled shower cubicle, pedestal sink unit and WC. Extensively tiled walls and floor.

BEDROOM 3: With outlook to the rear.

BATHROOM: Stylishly fitted and comprising panel bath with shower attachment over, WC, pedestal sink unit and extensively tiled walls and floor.

Outside

The property is approached via an extensively block paved driveway providing parking and turning for multiple vehicles, in turn leading to the **DOUBLE GARAGE** with remote control roller shutter door, with storage overhead. To there are there is a large recessed area currently housing a **GARDEN WORKSHOP**. A gate to left side of the property leads round to the extensive and landscaped low-maintenance gardens, enjoying a great deal of privacy with steps leading up to an ornamental garden and high level fencing on the boundaries.

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

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

LOCAL AUTHORITY: Babergh District Council.

COUNCIL TAX BAND: D. £1,827.28 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with EE, O2 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

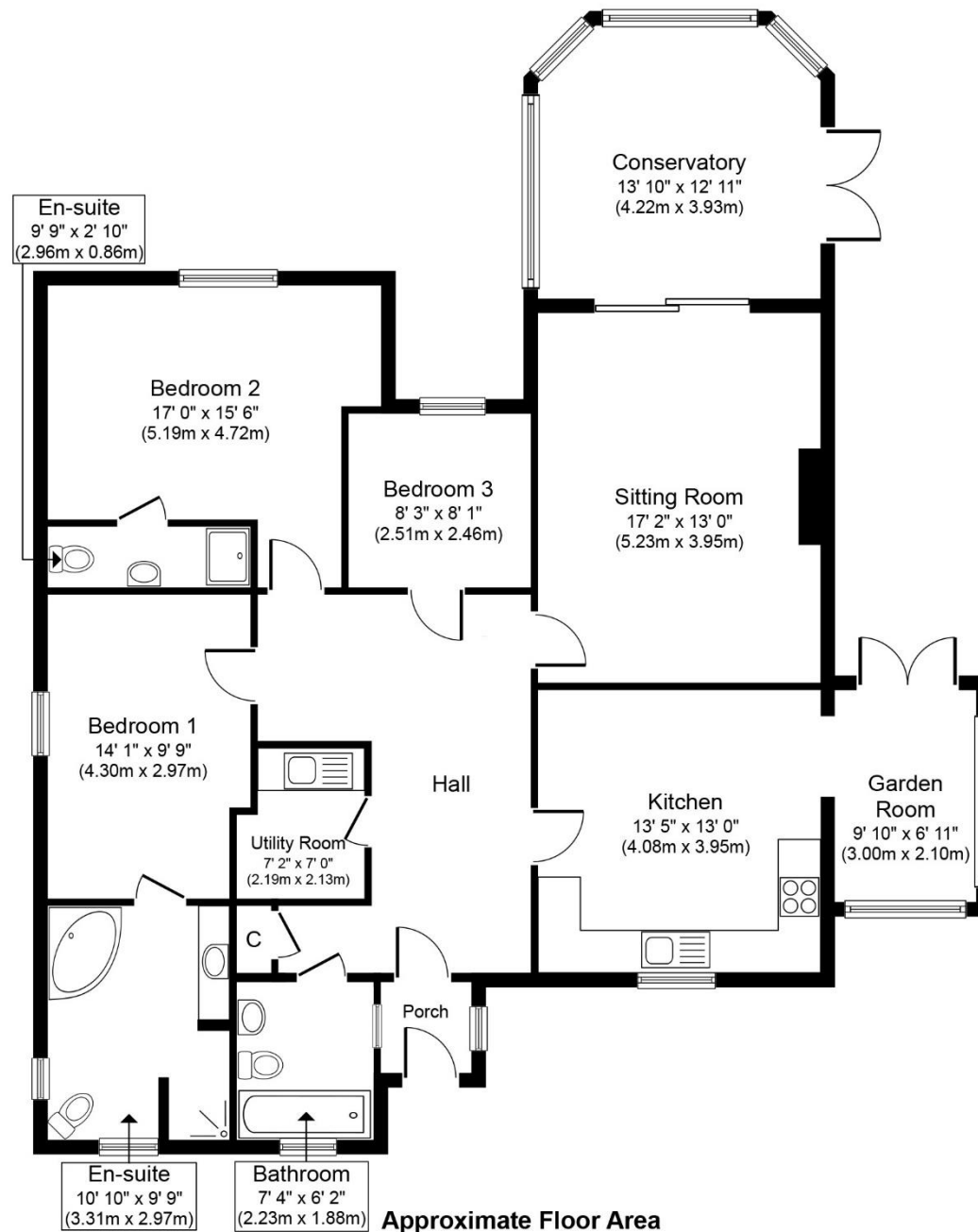
FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None known.

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.





Approximate Floor Area
1,509 sq. ft.
(140.2 sq. m.)

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.

