



**40 Tye Green,
Glemsford, Suffolk**

**DAVID
BURR**

40 TYE GREEN, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7RG

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).

This three-bedroom soft red brick Victorian cottage offers generous accommodation across two floors with two reception rooms to ground floor, kitchen, utility and bathroom with three bedrooms to the first floor and a long private garden to rear. This property is being offered with **NO ONWARD CHAIN**.

A three-bedroom Victorian cottage with garden.

SITTING ROOM: A large sash window to the front fills this room with natural light with your attention immediately drawn to the fireplace with attractive moulded surround, alcove shelving and further door leading to:-

DINING ROOM: Open staircase leading to first floor with ample space for dining room furniture and casement window to the rear. Opening to:-

KITCHEN: The kitchen is fitted with a wide range of matching shaker style cupboards with a thick wood effect worktop and matching return and attractive tile splashback. Integrated appliances include a one-and-a-half sink with drainer unit and mixer tap, electric oven, gas hob with extractor above with space for fridge/freezer.

UTILITY ROOM: Fitted with matching shaker units to the kitchen with wood effect worktop and space for washing machine.

BATHROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, large panel bath with mixer tap and handheld shower and shower screen.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: A generous master bedroom with Victorian fireplace and useful alcoves for bedroom furniture with large sash window offering green views to the front.

BEDROOM 2: A generous second bedroom with casement window overlooking the rear garden, built-in wardrobe, hanging rail and shelving. Door leading to:-

BEDROOM 3: A generous third bedroom that could also be used as a dressing room to bedroom 2 with the possibility of creating an en-suite continuing plumbing up from the kitchen below.

Outside

To the front of the property is a picket fence boundary with footpath leading to the front door with a low maintenance garden being predominantly shingle. To the immediate rear of the property is a block paved footpath accessed of the kitchen leading to a wide expanse of lawn passing a very useful storage shed with a further store towards the back of the garden.

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

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AGENT'S NOTES

As is not uncommon with properties of this ilk, the property enjoys a right-of-way across the back as do neighbouring properties.

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

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

COUNCIL TAX BAND: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: jabs.wimp.banquets

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.



