

## Description

### Approximate Room Sizes

**THE PROPERTY** Upon entering through the front door, you are greeted by a hallway branching off to various areas of the house including the sitting room, kitchen/diner/family room, and a convenient ground floor w/c. Ascending the stairs leads to the first floor. The sitting room features a charming feature fireplace and a bay window overlooking the front of the property. Towards the rear, the L-shaped kitchen/dining/family room has been thoughtfully extended, enhancing its appeal. The kitchen is equipped with matching floor-to-ceiling and base units complemented by work surfaces, an inset sink with taps, and a window offering views of the rear garden. It also features an inset gas hob with an extractor fan above, integrated dishwasher, washing machine, and a chest-level double oven. Additionally, there's space allocated for an American-style fridge/freezer. Adjoining the kitchen, the dining area accommodates a table and enjoys a side window, seamlessly flowing into the family area. This space boasts a vaulted ceiling adorned with Velux windows and bi-fold doors that open onto the patio area.

Upstairs, the landing provides access to the bedrooms and bathroom, with a window offering natural light from the side aspect. The master bedroom benefits from a front-facing window and sliding doors revealing built-in wardrobes. The second bedroom enjoys a rear aspect view and comes with its own wardrobe space. The third bedroom features two windows, one each facing the front and side of the property. The bathroom, illuminated by windows to the rear and side, comprises a panelled bath with a shower and shower screen, a close-coupled w/c, a wash hand basin, and a towel rail radiator.

Externally, the property offers ample off-road parking to the front and side. The rear garden starts with a paved patio leading to a well-maintained lawn area, enclosed by wooden panel fencing and mature hedging. Additionally, timber sheds/garage are included within the property's grounds.

**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.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating

Post Code – CO10 7RX

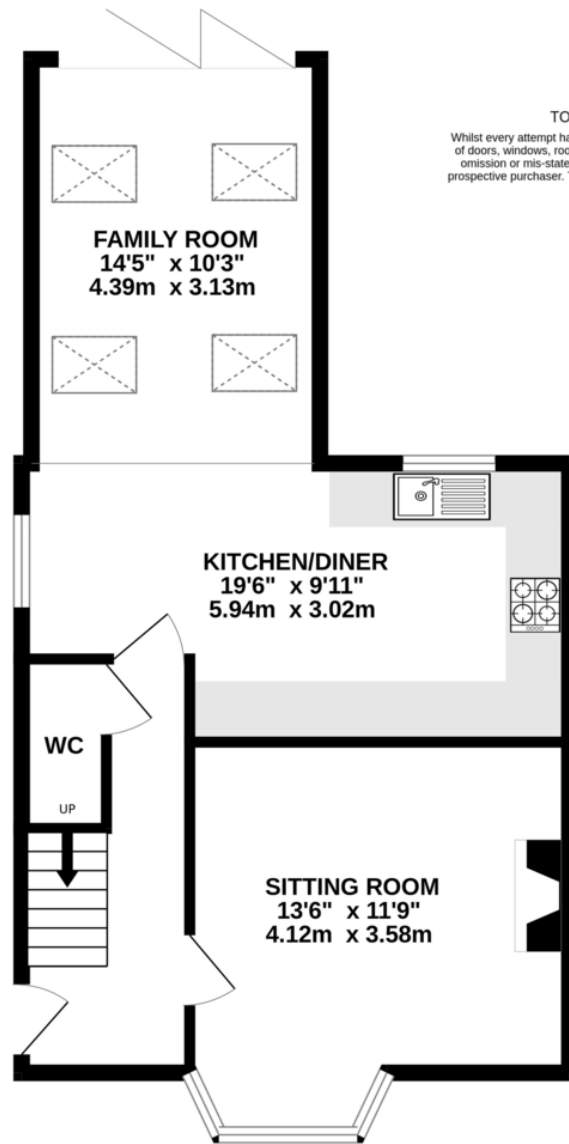
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



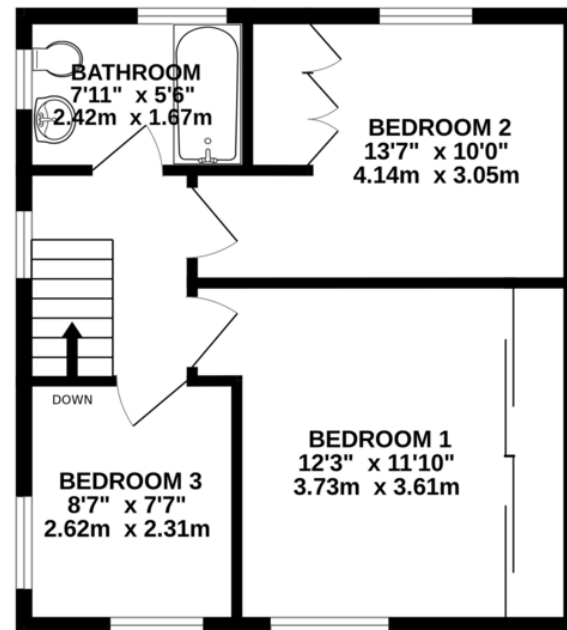
GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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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

### Angel Lane | Glemsford | CO10 7RX

£350,000

A beautiful, extended, three bedroom home in the ever popular village of Glemsford. Boasting an open plan L shaped Kitchen/Dining/Family room, sitting room, ground floor w/c, first floor bathroom, ample off road parking and large rear garden. Walking distance to ample village amenities including doctors surgery, convenience stores, primary school, pub and takeaways.

- Three Bedrooms
- Extended Home
- Beautifully Presented
- L Shape Kitchen/Dining/Family Room
- Sitting Room
- Ground Floor W/C
- First Floor Bathroom