



£325,000

Golding Way, Glemsford, Sudbury, Suffolk



THE PROPERTY

The hallway leads to all main living areas, including a versatile study/bedroom four. The extended kitchen/diner offers a spacious open-plan layout with fitted cabinetry, an inset gas hob, integrated oven and microwave, plus space for a fridge/freezer. A utility room provides extra storage, a second sink, and appliance space.

The bright sitting room features sliding patio doors to the garden, while a ground-floor W/C completes this level. Upstairs, the principal bedroom includes fitted wardrobes and an ensuite. Two further doubles enjoy front-facing views, and the family bathroom has a bath with shower over.

The landscaped front garden offers a seating area and ample parking. The rear garden boasts a veranda-covered patio, artificial turf, and a timber shed.

THE LOCATION

Glemsford offers local shops, a Post Office, takeaways, a pub, a school, a GP surgery, and a farm shop with a café. Nearby, Sudbury and Bury St Edmunds provide further amenities.

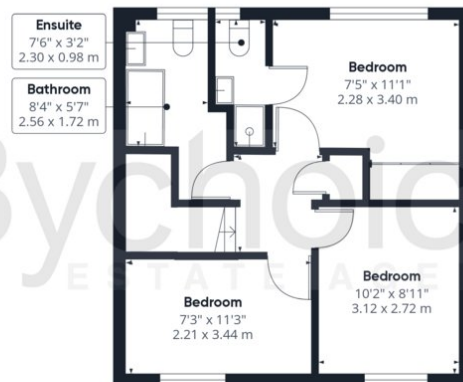








Ground Floor



Floor 1

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Approximate total area^m

1098.67 ft²
102.07 m²

Reduced headroom

0.5 ft²
0.05 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council & Council Tax Band – Band C

Tenure – Freehold

Broadband – Ultrafast broadband with download & upload speeds of up to 1000mbps available

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodafone

Utilities – Mains drainage, water, electric, gas central heating.

Property Construction – Standard brick construction

Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6, King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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