



**£325,000**

**Kings Road, Glemsford, Sudbury, Suffolk**



## THE PROPERTY

The ground floor features an entrance hall leading to a bright and spacious living room, a well-proportioned dining room, and a well-equipped kitchen with base-level units, work surfaces, an inset ceramic sink, an integrated dishwasher, space for a range-style oven, and a fridge/freezer. The utility room adds practicality with a WC, washing machine, and tumble dryer space.

Upstairs, the first floor offers two double bedrooms filled with natural light, served by a modern bathroom with a panelled bath, close-coupled WC, and a pedestal wash hand basin. The second floor is dedicated to a generous third bedroom, offering privacy and versatility.

Externally, the property benefits from a driveway providing ample off-road parking, a garage for storage, and a large rear garden with a lawn, paved areas, and flower borders. Enclosed by wood panel fencing with gated rear access, the garden offers both privacy and practicality.

## THE LOCATION

Glemsford provides essential amenities, including a doctor's surgery, a primary school, and two convenience stores—one with a Post Office and library. Residents enjoy a fish and chip shop, Chinese takeaway, and a village pub on Egremont Street. The nearby Willow Tree farm shop offers fresh produce, alongside a hair salon and café.

Surrounded by beautiful countryside, Glemsford is ideal for scenic walks and outdoor activities. Nearby villages such as Long Melford and Cavendish add to its charm, while the larger towns of Sudbury and Bury St Edmunds are easily accessible for additional services and entertainment.









Council & Council Tax Band – Babergh District Council - Band D

Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of up to 1000mbps available (Ofcom Data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Vodaphone & Three (Ofcom Data)

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

Property Construction – Standard brick construction

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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.

**Bychoice**  
ESTATE AGENTS