



**Guide Price £280,000**

Jaques Close, Glemsford



## THE PROPERTY

This well-maintained three bedroom home offers bright and comfortable accommodation throughout. The property opens into an entrance hallway leading to a welcoming living room, filled with natural light from the front aspect window and featuring an electric fireplace, creating a pleasant space to relax.

From here, the layout flows into the kitchen and dining area. The kitchen provides generous worktop space with cupboards above and below, an inset sink, and integrated appliances including an oven, hob, extractor fan, dishwasher, fridge freezer. A useful pantry adds further storage, while a breakfast bar offers an informal dining option.

The adjoining conservatory enhances the kitchen/dining space, allowing plenty of natural light and providing access to the rear garden via French doors.

To the first floor are three bedrooms. Bedrooms one and two are well proportioned, with bedroom one benefitting from integrated cupboards spanning the rear wall. The third bedroom would make an ideal home office or guest room. The family bathroom is fitted with a bath with shower over, WC and pedestal wash basin with storage beneath.

Outside, the rear garden is generous in size, featuring a patio area close to the property with lawn beyond, along with side access to the front. To the front, there is off-street parking and a garage.

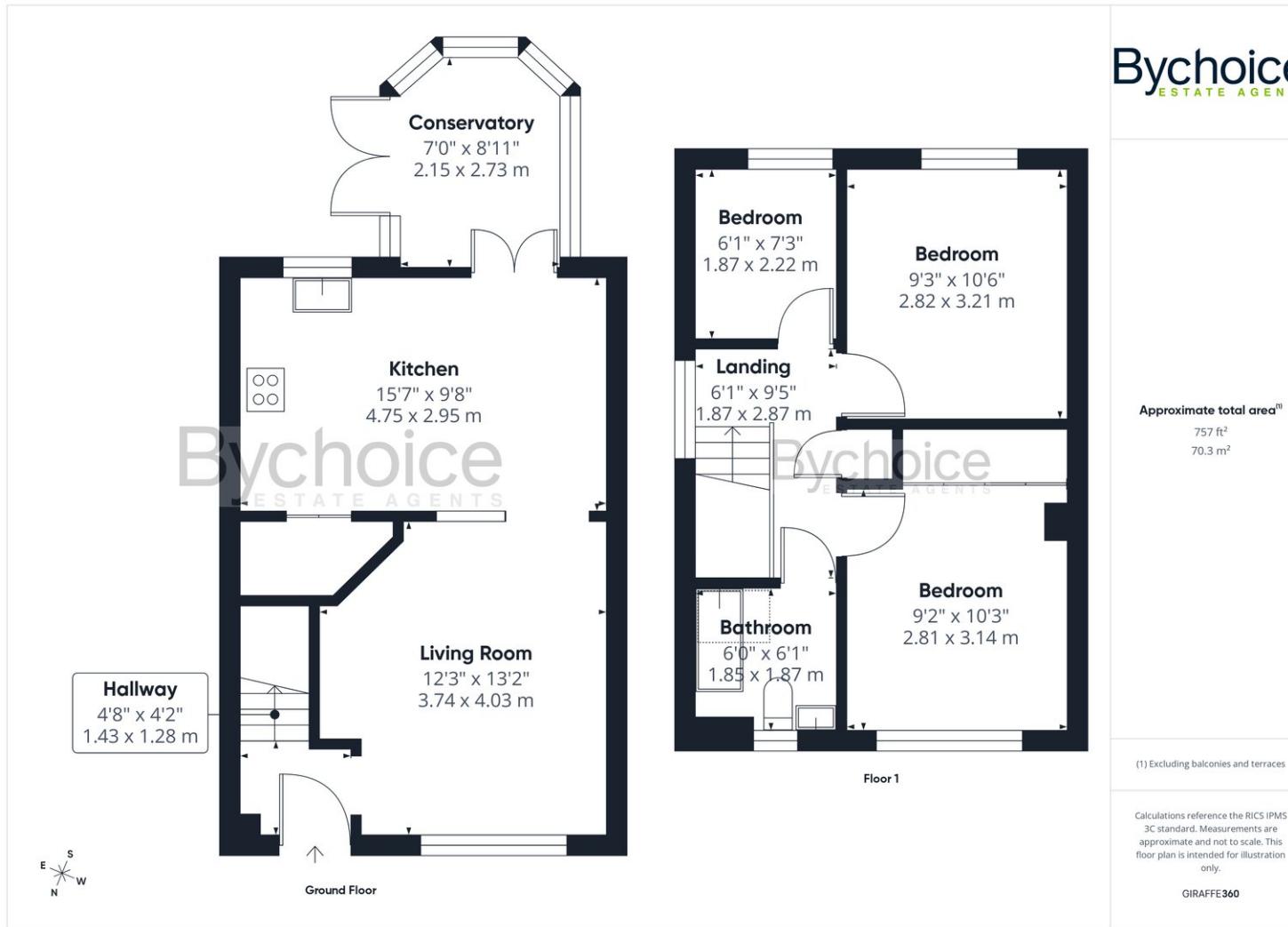
## THE LOCATION

Glemsford offers a range of local amenities including a doctor's surgery, primary school, two convenience stores, Post Office, library, pub and takeaways. The Willow Tree Farm Shop is close by with a café and hair salon. Surrounded by countryside, the village is well placed for scenic walks and easy access to Long Melford, Cavendish, Sudbury and Bury St Edmunds.









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

Tenure – Freehold

Broadband – Superfast broadband with  
downloads speeds of up to 80 Mbps and  
upload speeds of up to 20 Mbps (Ofcom  
data)

Mobile Coverage – Voice & Data likely  
with EE, Three, O2 & Vodafone. (Ofcom  
data)

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

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  
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