



# OAKLANDS

Glemsford | Suffolk



Chapman Stickels



# OAKLANDS DRAPERY COMMON GLEMSFORD CO10 7RW

Bury St Edmunds - 12 miles  
Sudbury - 6.5 miles  
Clare - 4.6 miles

- Front vestibule with utility area • Entrance hall •
- Cloakroom • Kitchen / dining room • Sitting room •
- Landing • Three bedrooms (with one ensuite) •
- Family bathroom • Parking • Attached single garage •
- Walled south-facing garden •

## The Property

Forming part of a residential cul-de-sac in the village centre, Oaklands occupies a prominent corner plot position.

The house has been recently modernised and reconfigured, and of particular note is the full width, open plan kitchen / dining room to the rear. The kitchen is fitted on three walls, with pine worksurfaces and a comprehensive range of base and eye level units. Integral appliances include an induction hob, Indesit oven and a Bosch dishwasher. Being twin aspect, there is a notable amount of natural light which is accentuated by a pair of French windows leading onto a raised terrace.

Via double doors, the adjacent sitting room provides a central open gas fire with a door returning to the spacious entrance hall with cloakroom, front vestibule / boot room with utility cupboard.

The first floor provides two double bedrooms, a single bedroom and a family bathroom, with an ensuite shower room serving bedroom one.

## A LINK DETACHED HOUSE SET ON A CORNER PLOT TOGETHER WITH PARKING, GARAGE AND SOUTH-FACING GARDEN





Outside, the property offers off road front parking, with an attached single garage. Beyond twin timber gates is a side patio area, which leads onto a south-facing lawn with an adjacent raised terrace. The garden is defined by a red brick wall; however, the boundary abuts the adopted highway.

#### Location

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).

#### Services

We understand all mains services are connected.

Local Authority and Council Tax Band  
Babergh & Mid Suffolk District Council  
Tax Band D

#### EPC Rating

Current D (62). Potential C (77).



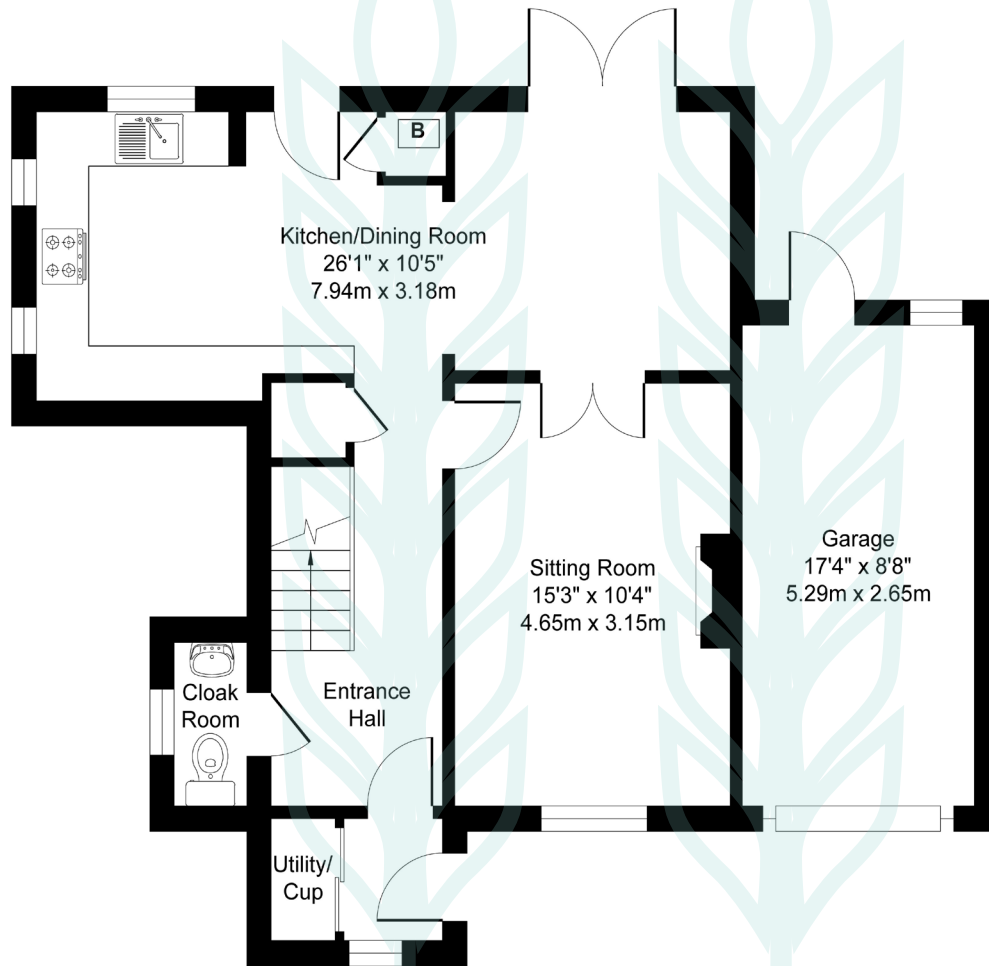


# Oaklands, Drapery Common, Glemsford, Suffolk, CO10 7RW

Approximate Floor Area

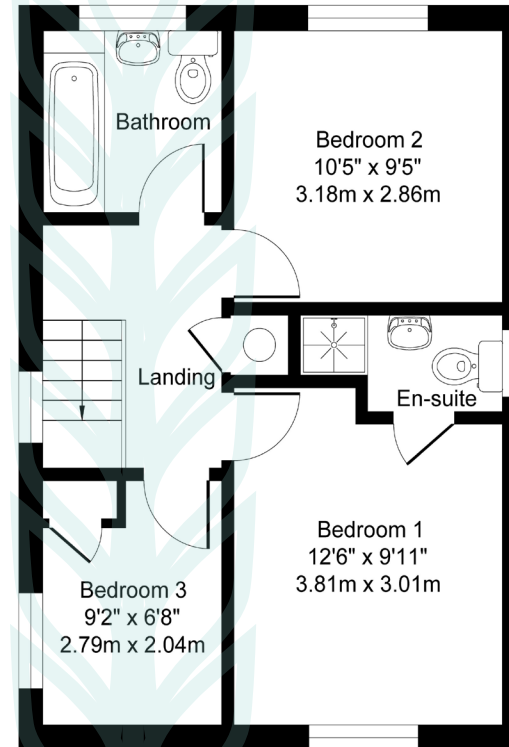
Main House - 1008 sq. ft / 93.67 sq. m

Garage - 151 sq. ft / 14.01 sq. m



Ground Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



First Floor



## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

### Benedict Stickels

ben@chapmanstickels.co.uk

### Cleo Shiel

cleo@chapmanstickels.co.uk



Scan the QR code to visit our website



rightmove

PrimeLocation.com

nTheMarket.com

Zoopla

## IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.