

oakheart



£375,000

The Pippins, Glemsford

Located on a quiet residential street in the widely regarded Suffolk village of Glemsford is this well proportioned four bedroom detached family home. Enjoying far reaching field views to the rear with four double bedrooms, off street parking for several vehicles and a garage, this home is not one to be missed.

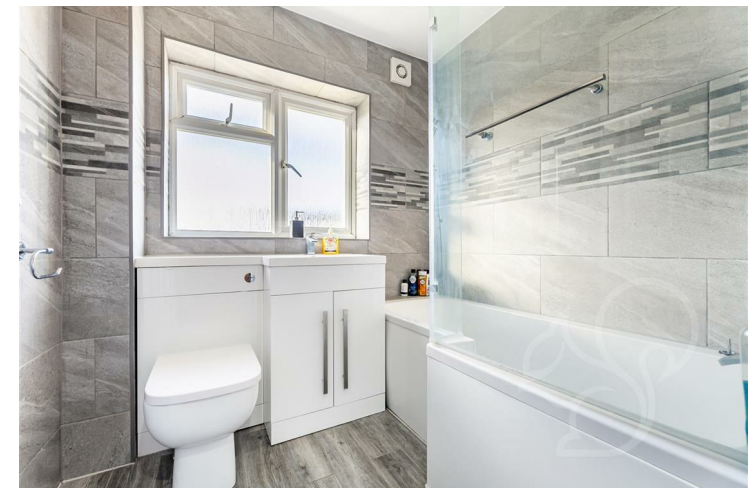
Upon approach this home sits behind a neatly lawned frontage with concrete driveway allowing off street parking for several vehicles. Entry is gained to a bright and welcoming entrance hallway providing generous space to store coats and shoes with stairs rising to the first floor. The sitting room spans the depth of the property enjoying

good amounts of natural light from dual aspect windows making a feature of a gas burning stove set upon a stone hearth with decorative surround and sliding doors opening to the rear garden. The kitchen offers a contemporary finish fit with a range of white floor and wall mounted units with breakfast bar topped with black stone effect work surfaces, white tiled splashbacks, stainless steel sink and drainer units, integrated eye level oven, integral dish washer and inset four ring induction hob. Neighbouring the kitchen is the utility room allowing for further work surface space. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. The garage can be accessed internally and offers

scope for conversion into an additional reception room. To the first floor are four well appointed double bedrooms of which the principal and fourth bedrooms enjoy picturesque rolling field views to the rear. The family bathroom offers a fully tiled finish comprising a P shaped bath with shower over the tub, low level WC and wash hand basin.

The rear garden is mostly laid to lawn bordered by a range of established shrubs and trees offering a paved seating terrace providing the ideal external space for Summer BBQs.

Call Oakheart today to arrange your viewing!



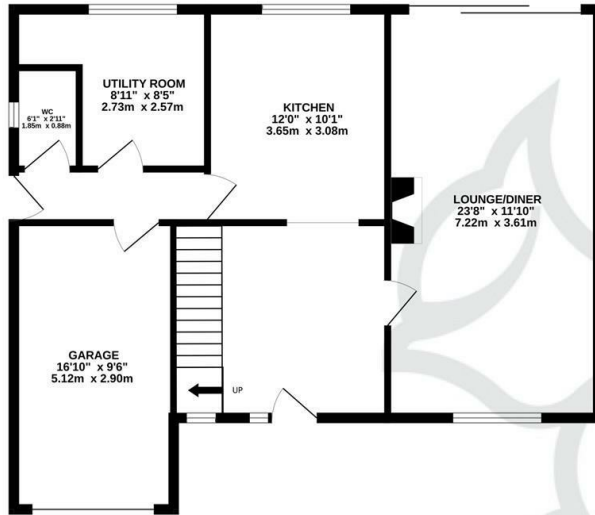




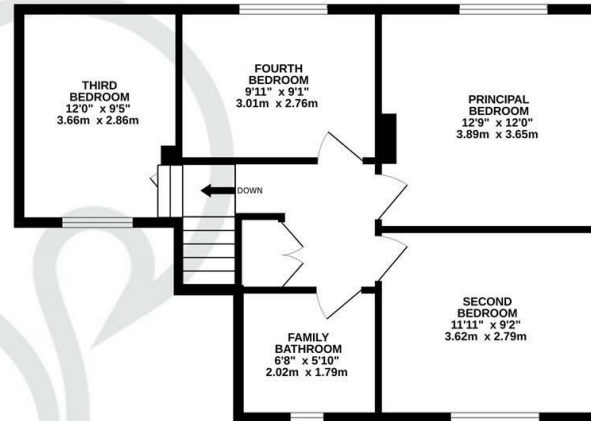


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GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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