

oakheart



£220,000

Offers Over  
Tye Green, Glemsford



A charming and characterful three bedroom thatched cottage nestled within the heart of the quaint and well serviced Suffolk village of Glemsford. This cottage has been sympathetically modernised to cater for modern living expectations whilst retaining the charm and character of a period property.

Upon approach this home sits behind a paved seating terrace and parking area enclosed by picket fencing. Entry can be gained via the Lounge or to the side via the kitchen. The kitchen offers a

range of sleek grey units topped with wood effect work surfaces to compliment the timber effect flooring that runs through to the lounge. The kitchen further offers an integrated oven with four ring gas hob, glass splashback, stainless steel extractor fan, inset sink and drainer unit and brushed gold mixer tap. The family bathroom enjoys a partially tiled finish comprising of a panel bath, low level WC, wash hand basin and heated towel rail. To the first floor are the principal and third bedrooms. the principal suite enjoys generous natural light flow from dual aspect windows,

further benefitting from integral wardrobe space. Concluding the internal accommodation is the second bedroom, located on the top floor this bright and airy room features a vaulted ceiling and views over the front aspect.

Externally this home provides a courtyard garden with paved seating terrace to the front. This cottage also provides convenient off street parking to the front.

Call Oakheart today to arrange your viewing!







Glow-worm

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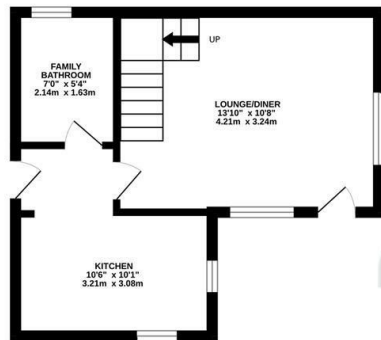


Local Authority:

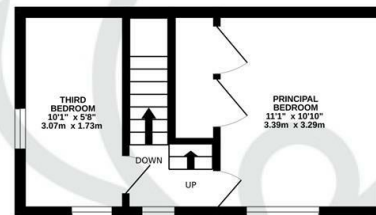
Tenure:  
Freehold

Council Tax Band:

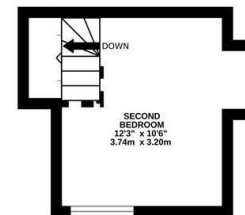
GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR  
202 sq.ft. (18.7 sq.m.) approx.



2ND FLOOR  
109 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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### Energy Efficiency Rating

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

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Oakheart Sudbury  
01787 322 322  
sudbury@oakheartproperty.co.uk  
18a Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**