

oakheart



£290,000

Parklands Close, Glemsford

Welcome to Parklands Close, Glemsford - a charming house situated on a pleasant no through road abutting open fields with a garage, plenty of off road parking, extended ground floor accommodation and a stunning modern finish throughout!

As you step into the house, you'll be greeted by a handy storm porch which furthers to a bright hallway with the stairs to the first floor. On the first floor are two double bedrooms with an attractive contemporary bathroom which is fully tiled with marble effect tiles, a p shaped bath with thermostatic shower over and a heated towel rail.

Downstairs the proportions on the home are particularly special with space for those who like to entertaining family and friends. The modern kitchen features olive green shaker style units with wrought iron style handles and a mosaic splash back. The kitchen has a small island style sink that opens to the second reception room which is ideal as a dining room or snug. The extra reception room is a handy space to enjoy together, it also opens via patio doors to the garden patio. At the front aspect is the main living room which is spacious with a cosy decorative style to suit colder evenings in the winter. Externally the naturally private back garden is well appointed with mature trees, offering a peaceful retreat for relaxation or

entertaining guests. There is also rear access to the garage and two separate patio seating areas.

Situated on a no-through road, this home ensures a peaceful and safe environment with open fields at the end of the road.

Don't miss out on the opportunity to own this lovely home in a desirable location. Contact us today to arrange a viewing and make Parklands Close your new address in Glemsford!







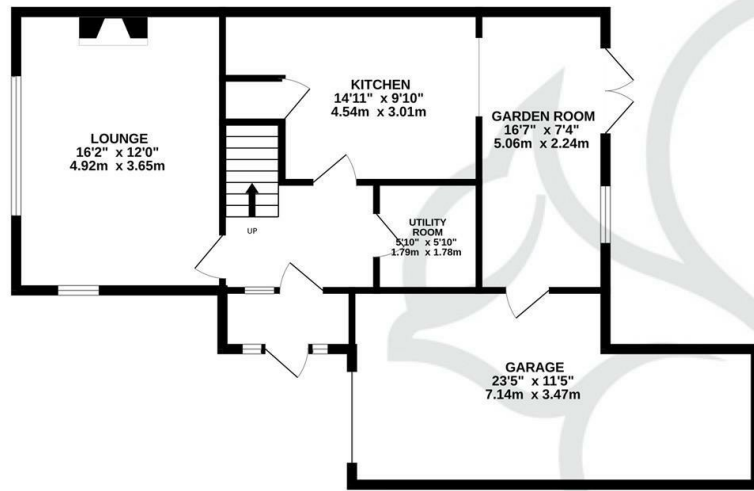


Local Authority:

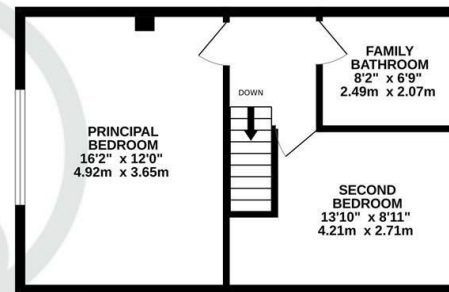
Tenure:
Freehold

Council Tax Band:
C

GROUND FLOOR
805 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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.

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

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