

oakheart



£365,000

Offers In The Region Of
Greyhound Road, Glemsford

Located in the heart of Glemsford at the end of a quiet no through road is this four bedroom detached residence. Offering spacious and flexible downstairs living accommodation with well proportioned bedrooms, this property makes for the perfect family home. The expansive rear gardens provides a peaceful retreat and enhanced by a garage and ample off road parking.

Upon approach this property stands out thanks to its striking corner position, sat behind a neatly block paved drive and black gated entrance. Entrance is gained to the entry porch, offering ample space for storing shoes and coats, this leads through to a large

hallway providing access to the rest of the internal accommodation. The living room is well proportioned space. This bright and airy room offers a large window overlooking front aspect and leads through to the conservatory providing stunning views of the garden. This versatile space could be used as a dining area or second reception room. The kitchen is fit with a range of tidy white units finished with black stone effect counter tops, integrated eye level oven, wine rack, inset sink with chrome mixer taps and tiled splashbacks. To the first floor are the three bedrooms, all of which allow space for double beds. The master bedroom further offers an abundance of integral wardrobe space and an additional storage cupboard. Concluding the

internal accommodation is the shower room, a clean and tidy space finished with contemporary floor to ceiling tiling comprising a double width shower cubicle, low level WC and wash hand basin.

Externally this property enjoys a generous and landscaped rear garden. This well maintained space has been neatly partitioned into lawned and patio areas with raised beds running consistently through the garden and surrounds, accommodating a variety of established plants, shrubs and trees. To the front of the property is off street parking space for several vehicles and access to the garage, providing further storage or parking

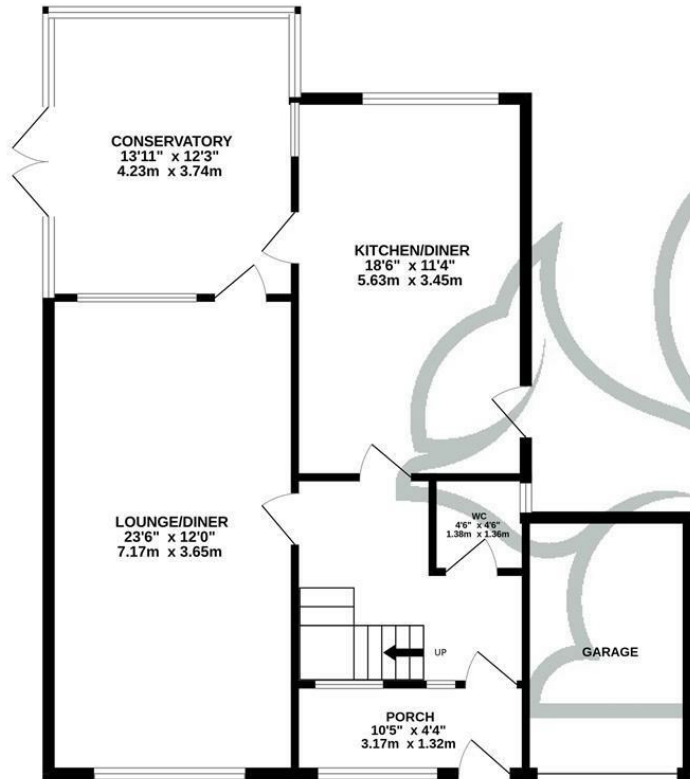




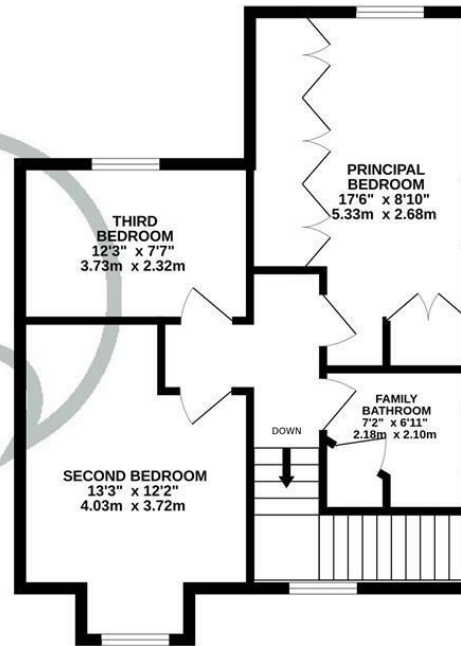




GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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:

Energy Efficiency Rating

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

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