

oakheart



£325,000

Offers Over
Foundry Close, Glemsford

A stunning three bedroom semi-detached home conveniently positioned on a prestigious development built in 2016 in the much sought after village of Glemsford. Located within short walking distance of local shops, public houses and transport links, this residence boasts field views to the rear and immaculate presentation throughout.

Glemsford is a well established and much sought after village surrounded by rolling farm land with the River Glem and River Stour flowing nearby. The village itself is plentiful with amenities, a few of which include a Doctors Surgery, a SPAR, multiple Takeaways and transport to neighbouring Villages and Towns

Upon approach this red brick property stands out thanks to its stylish door set

in Vienna columns and door pediment. Entry is gained to the striking hallway finished with wooden effect flooring and feature wall panelling. The fitted kitchen comprises sleek wood-style units complimented by stone effect countertops, integral oven with gas hob, white tiled splash backs and inset sink boasting field views. The dining area offer access to the rear garden via french-style doors. The living area is generous in size and enjoys a feature fireplace with mosaic tiling and a black stone hearth. The cloakroom comprises low level WC and washbasin. To the first floor are the three bedrooms, of which the master and bedroom two allow ample space for double beds. The master further benefits from en-suite facilities comprising WC, washbasin and shower cubicle.

Externally, the impeccably maintained rear garden is mostly laid to lawn surrounded by beds full of established plants and bushes. With a small patio area and raised decking boasting uninterrupted field views, perfect for summer BBQs and entertaining. The garden also provides rear access to the garage, complete with running power. The front of the property offers a small, well kept, shingled area set behind low level fencing and side driveway offering off street parking.

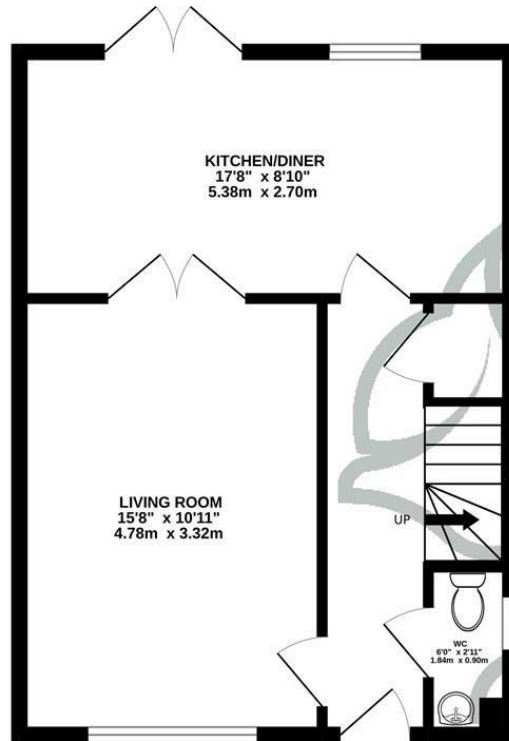




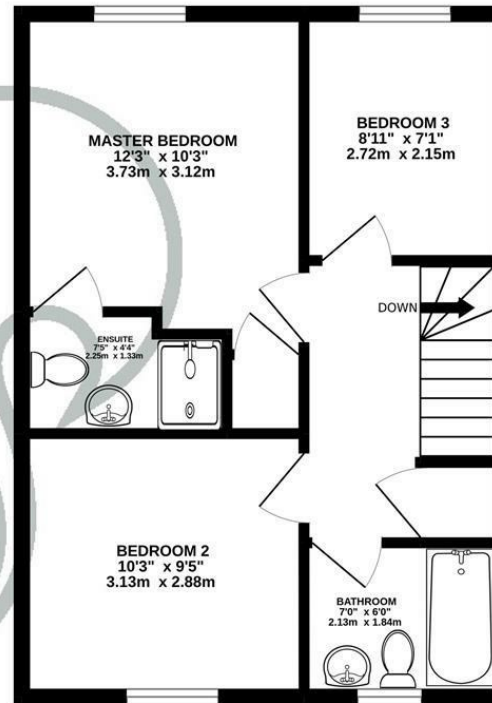




GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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