

oakheart



£300,000

Offers In The Region Of
The Croft, Glemsford



Occupying a pleasant position within a quiet residential street in the quaint Suffolk village of Glemsford is this deceptively spacious and immaculately presented four bedroom home. Boasting four double bedrooms, off street parking and an open planned living space, this home is not one to be missed!

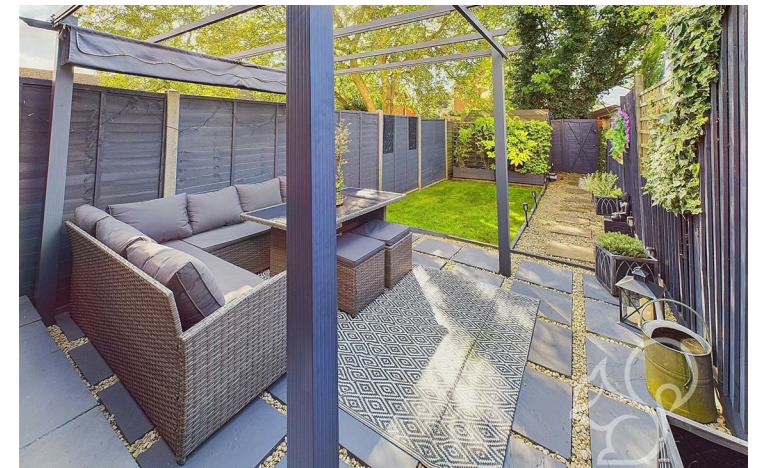
Upon approach this home sits behind a shingled driveway allowing for convenient off street parking space. Entry is gained to a welcoming internal entrance hall with stairs rising to the first floor. The kitchen is positioned to the front of the property providing a traditional finish fit with a range of sleek gloss cream floor and wall mounted units

topped with wood effect work surface, integral oven with four ring gas hob and stainless steel extractor fan, integrated dish washer and an inset sink and drainer unit with chrome mixer tap. The kitchen flows seamlessly into the living area featuring a gas fireplace set with an exposed red brick surround and tiled hearth. To the rear of the ground floor is a dining area with french-style doors opening to the rear garden. To the first floor are two well sized bedrooms, both of which allow space for double beds. Both bedrooms are serviced by the bathroom comprising of a panel bath, low level WC and wash hand basin. To the second floor are two further double bedrooms and a secondary bathroom featuring a panelled finish comprising of a

free standing bath with shower attachment over the tub, low level WC and wash hand basin.

Externally, the rear garden commences with a paved/shingled seating terrace that furthers to an area of lawn. To the rear of the garden is a timber shed and secure gated rear access.

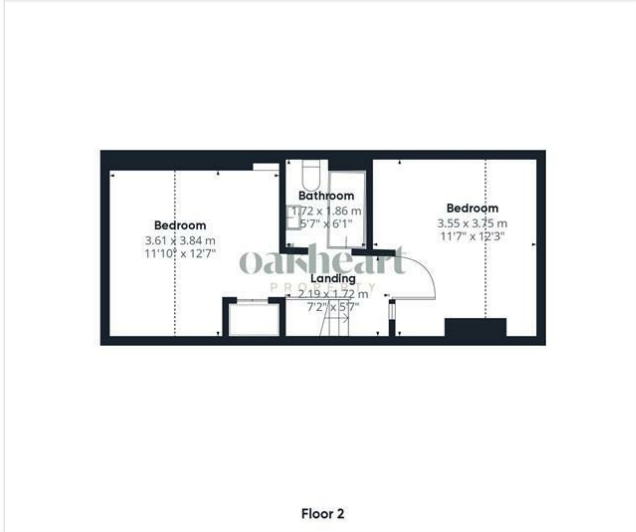
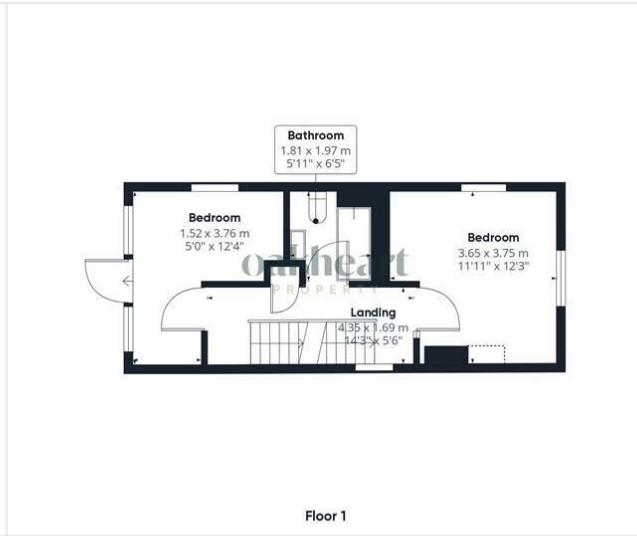
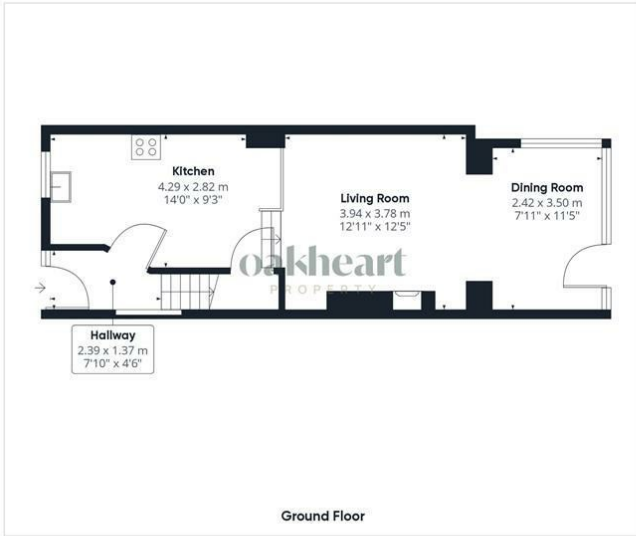
Call Oakheart today to arrange your viewing!











oakheart

Approximate total area⁽¹⁾
 102.31 m²
 1101.26 ft²

Reduced headroom
 9.49 m²
 102.15 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
 Freehold

Council Tax Band:
 C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.