

oakheart



£230,000

Guide Price

Egremont Street, Glemsford



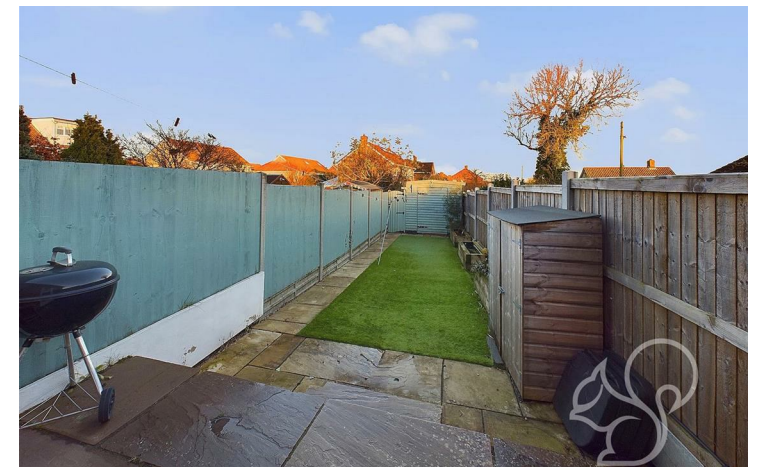
**\*GUIDE PRICE £230,000 - £240,000\*** This beautifully refurbished character cottage, nestled in the well-served village of Glemsford, seamlessly blends timeless charm with modern conveniences.

The ground floor boasts a bright and welcoming sitting room full of character, featuring exposed beams, an exposed brick fireplace, and a centrally positioned wood-burning stove set on a brick hearth. Underfloor heating and a large front-facing window enhance the room's warmth and appeal. Adjacent to the sitting room, the inner hall provides space for coats and shoes and leads to the well-appointed family bathroom. The bathroom includes a panelled bath with a

shower over the tub, a wash hand basin, a WC, and recessed storage, all complemented by tasteful tiled finishes and a heated towel rail. The extended kitchen/breakfast room is a standout feature, combining practicality and style. The vaulted ceiling, complete with skylights, creates a bright and airy space, while the mahogany worktops, gloss white units, and integrated appliances, including a wine cooler, offer a modern touch. The kitchen accommodates a range cooker, washing machine, dishwasher, and refrigerator, with ample storage throughout. French doors lead to a raised stone terrace, providing stunning views over the garden.

Upstairs, the first floor offers two charming double bedrooms. The principal bedroom features a vaulted ceiling, exposed beams, and a striking exposed brick chimney with an oak bressummer. It also includes an en suite cloakroom with a WC and wash hand basin. The second bedroom enjoys lovely countryside views and benefits from built-in shelving, storage, and a fitted wardrobe, making it both practical and appealing.

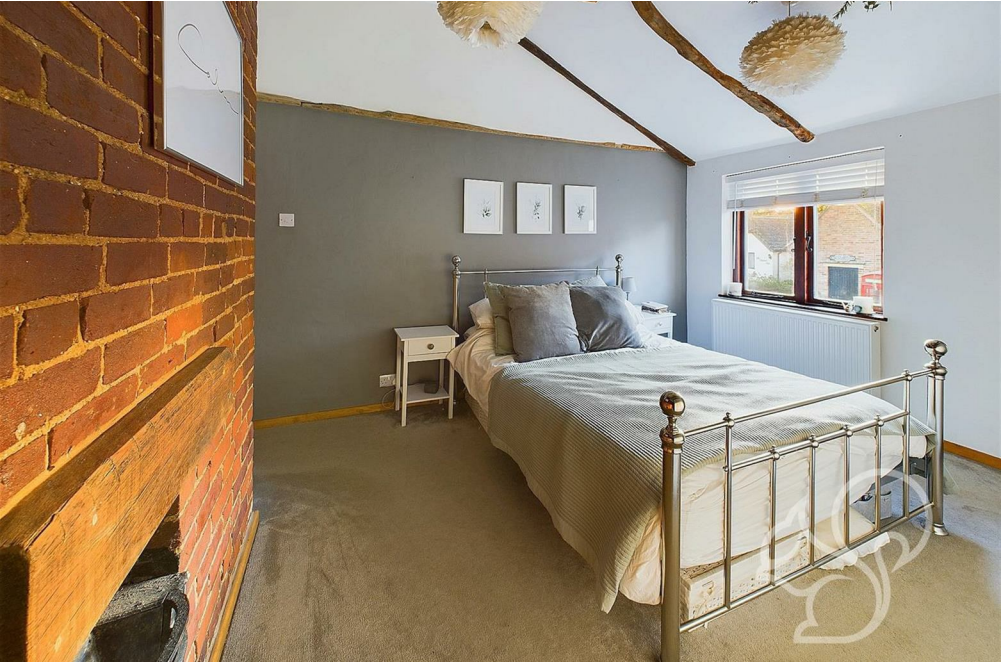
The rear garden commences with a raised paved seating terrace that furthers to an expanse of lawn surrounded by sleeper beds. To the rear of the garden is a timber shed for secure dry external storage space.



















**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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