

oakheart



£300,000

Price Guide

Causeway Close, Glemsford



GUIDE PRICE - £300,000 - £320,000 Tucked away within a peaceful cul-de-sac in the ever-popular Suffolk village of Glemsford, this well-presented three-bedroom semi-detached home enjoys an enviable position on a larger-than-average corner plot, abutting open fields and offering a sense of space and privacy rarely found in similar homes.

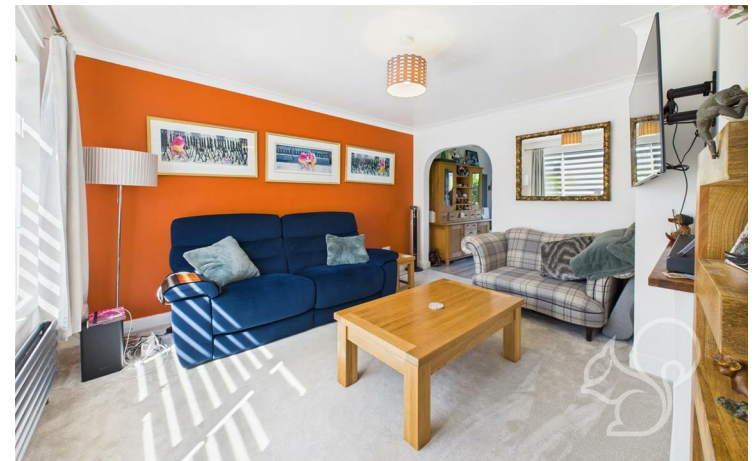
To the front, a smart block-paved driveway leads to an additional gravelled area at the side of the property, providing generous off-street parking for multiple vehicles. Upon entering, a welcoming entrance hall offers access to the main accommodation and stairs rising to the first floor. The living room is positioned at the front of the house, flowing through to a dining area at the

rear with double doors opening out to the garden—ideal for entertaining and everyday family living. The kitchen enjoys a traditional finish, fitted with a range of wall and base units topped with stone-effect work surfaces. There is an integrated oven, four-ring gas hob with stainless steel extractor, inset stainless steel sink and drainer, and space for a dishwasher. Upstairs, the accommodation comprises three well-proportioned bedrooms. The principal and second bedrooms both offer ample space for super king-size beds, while the third makes a perfect single room, nursery, or study but is currently used as a walk-in wardrobe. The family bathroom is complete with a panelled bath, low-level WC, and wash hand basin.

Outside, the rear garden offers a peaceful and private setting with a mix of lawn and planting areas, taking full advantage of the corner position and field views beyond.

This is a superb opportunity to acquire a home in a desirable setting with generous outside space and flexible accommodation.

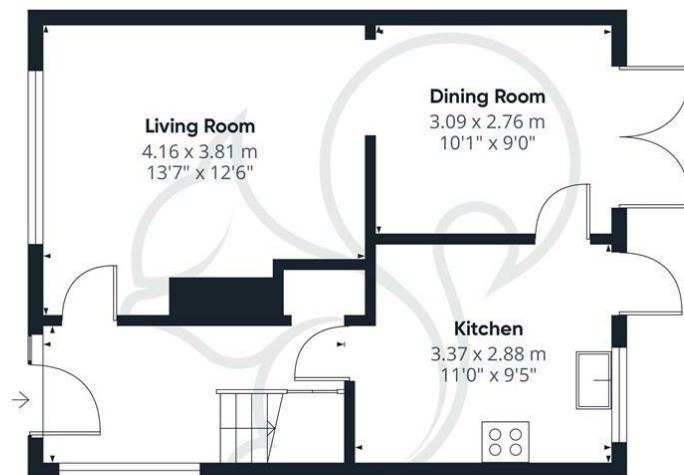
Call Oakheart today to arrange your viewing!



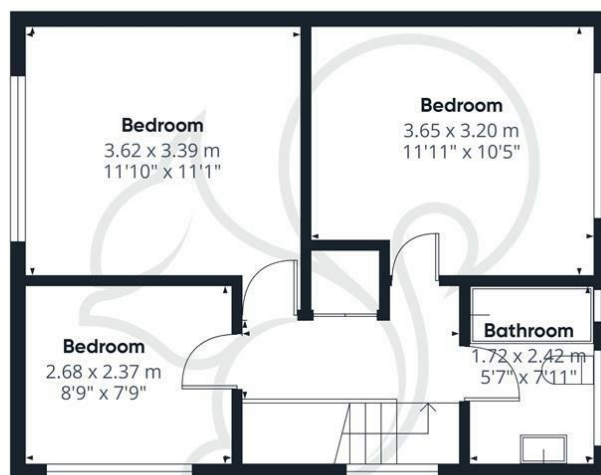








Ground Floor



Floor 1

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Approximate total area^m
81.2 m²
875 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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.

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