

oakheart



£270,000

Offers In The Region Of
Bells Lane, Glemsford



Built around 1844, the Former Horse Hair Factory was once an iconic industrial site in Glemsford. Today, this stylish end of terrace property seamlessly blends local history with modern living. It features a kitchen/dining area, a spacious lounge, two double bedrooms, a bathroom, and an ensuite. With no onward chain, this unique home is ready for you to make it your own. Schedule a viewing today to experience this historic gem with a contemporary twist!

Upon entering, you are greeted by a spacious and attractive kitchen/diner with modern slate flooring. The kitchen is beautifully presented and finished to a high standard, featuring granite-style

work surfaces and country-style Winchester tiled splashbacks. It boasts a double-width black Rangemaster gas oven and hob, a matching Rangemaster extractor fan, and a Rangemaster American-style fridge/freezer. Additionally, the kitchen includes an integrated washing machine and door opening to rear parking. The lounge spans over 19ft x 16ft (6m x 5m) and features a bespoke Neville Johnson display unit along one wall. French doors open out to the rear of the property, enhancing the space with natural light and offering seamless access to the outdoors. The first floor offers a double bedroom, complete with bespoke solid oak wardrobes. The bathroom features a large free-standing bath, a pedestal sink, and a

WC, all elegantly tiled with high-quality Winchester tiles. The top floor is dedicated exclusively to the master bedroom, showcasing original exposed beams. This room includes an ensuite shower room with a wash basin and WC, all finished with elegant Fired-Earth tiles.

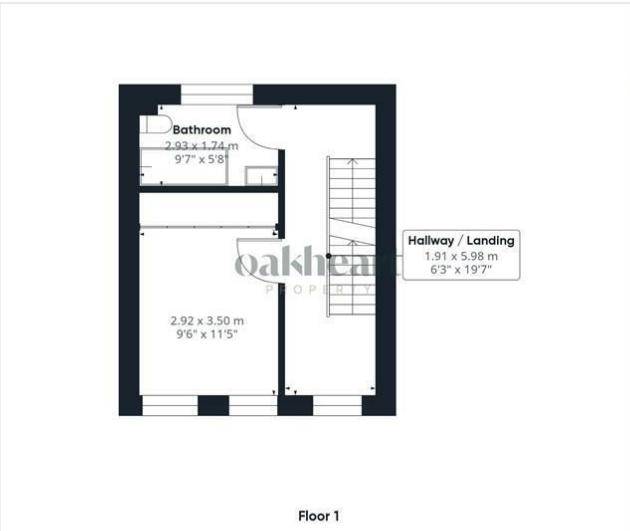
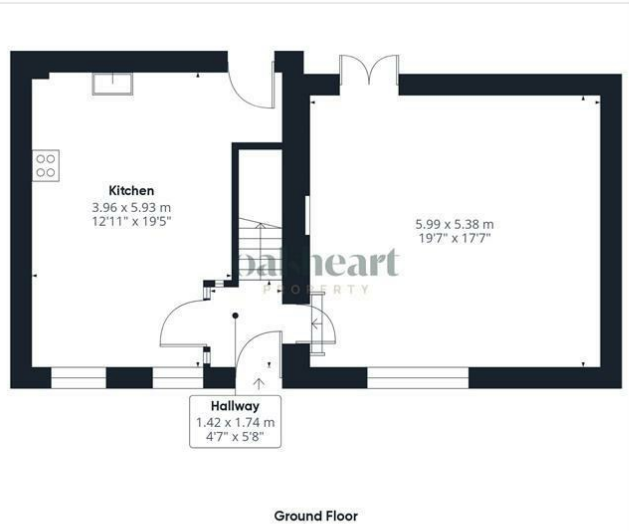
Call Oakheart today to arrange your viewing!











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Approximate total area⁽¹⁾
116.14 m²
1250.11 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.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	74	85
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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