



South House | Bells Lane | Glemsford | CO10 7QA

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing, please contact Boxford on 01787 704200, Needham Market on 01449 722003 or visit www.townandvillageproperties.co.uk

South House, Bells Lane, Glemsford, CO10 7QA

“An individual and spacious three bedroom, characterful town house situated in the heart of this well-served Suffolk village with ample off-road parking & delightful proportionate gardens.”

Description

A fantastic opportunity to acquire a spacious, individual and characterful three bedroom town house within the heart of this well-served Suffolk village and benefiting from ample off-road parking, proportionate and delightful grounds, all of which are tucked away and set well-back from the road.

About the Area

The village of Glemsford offers a range of local amenities to include a primary school, public houses, a post office, doctors surgery, and a variety of shops. Close by is the popular village of Long Melford and market town of Sudbury which in turn has an array of amenities on offer and a train station providing links to London Liverpool Street.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

A welcoming, light and airy space with double aspect windows to the front and side, tiled flooring and open-plan to:

Garden Room Approx 12'3 x 8'1 (3.73m x 2.46m)

A more recent addition to the property with hardwood flooring, French doors opening onto a terrace, double aspect windows to the front and side and spotlights.

Inner-Hall

Door to storage cupboard with shelving, hardwood flooring, sliding door to storage cupboard housing the gas-fired boiler as well as meters, stairs rising to the first floor and door to:

Kitchen/Dining Room Approx 31'7 x 11'1 increasing to 14'10 (9.63m x 3.38m)

A striking and well-appointed open-plan space with an array of windows to the front and rear aspect, tiled flooring and fitted kitchen with a matching range of base units with wooden worktops over and inset with butler sink and chrome mixer tap. Integrated appliances include Neff oven and grill, Neff five ring gas hob with extractor over and built-in fridge and freezer. Space for dishwasher and washing machine.

On the first floor

First Floor Landing

With three windows to rear aspect, stairs rising to the second floor, door to side leading to spiral external staircase and doors to:

Bedroom Two Approx 12'2 x 11'4 (3.71m x 3.45m)

Double room with two windows to front aspect as well as secondary glazing.

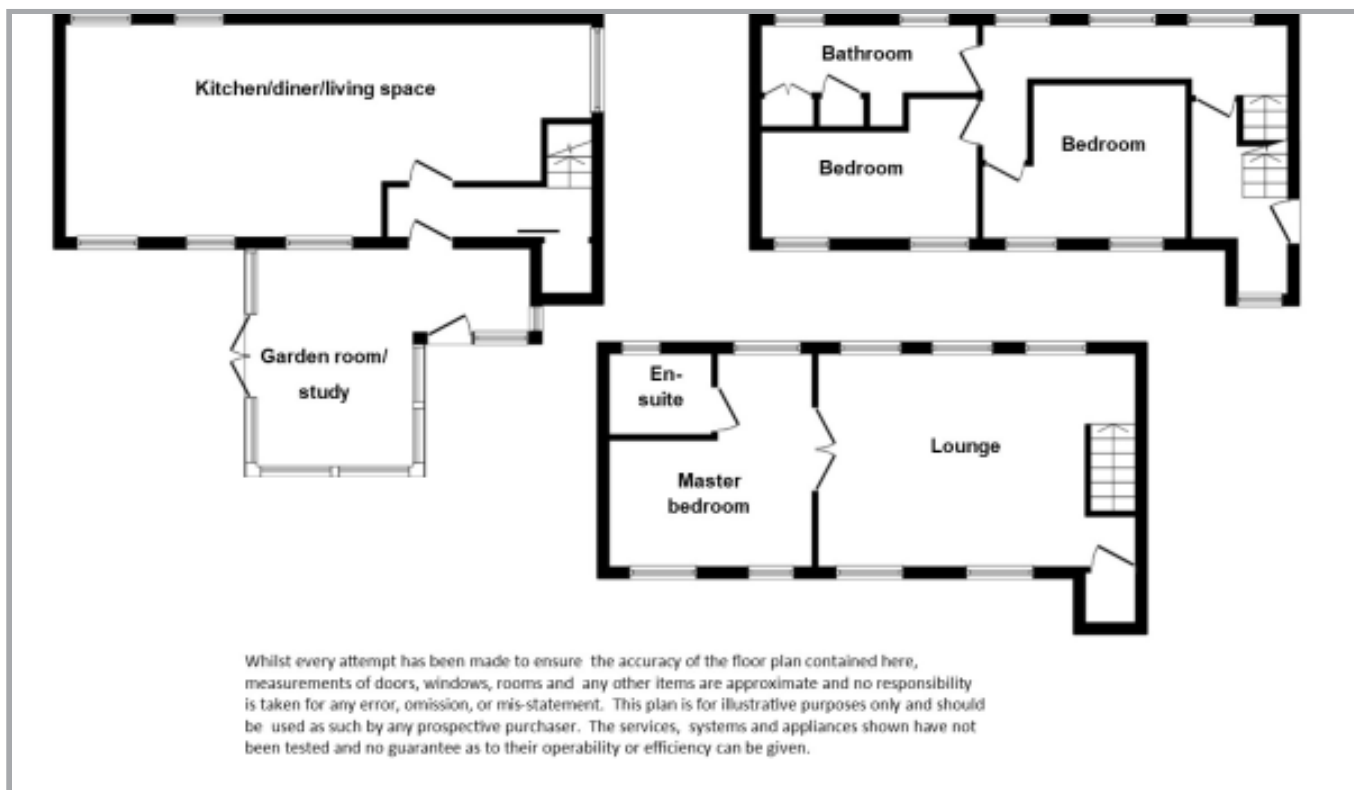
Bedroom Three Approx 12'9 x 8'5 decreasing to 6'4 (3.89m x 2.57m)

With two windows to front aspect as well as secondary glazing, wood flooring and extensive built-in shelving.

Family Bathroom

White suite comprising w.c, ornate Victorian style hand wash basin, roll-top bath, tiled flooring, three doors to airing cupboard with shelving, partly tiled walls and two frosted windows to rear aspect with secondary glazing.





On the second floor

Master Bedroom Suite

This could also be divided into two rooms but lends itself well as a top floor suite and is divided into two areas.

Sitting Room/Dressing Room Approx 18'10 x 14'9 (5.74m x 4.5m)

With double aspect windows to the front and rear, built-in shelving, door to built-in wardrobe, hardwood flooring and double doors to:

Bedroom Approx 12'4 x 9'5 min (3.76m x 2.87m)

Double room with double aspect windows to the front and rear with secondary glazing, access to loft, hardwood flooring and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, corner tiled shower cubicle, tiled walls, tiled flooring and frosted window to rear aspect.

Outside

South House is set well back from the road and is tucked away behind another property, and is accessed over a shared entrance track. This in turn leads to a private drive behind a five-bar gate providing ample off-road parking. The grounds are predominately lawned and private in nature with a selection of established and well-maintained flower and shrub borders as well as a selection of attractive specimen trees. Assorted through the grounds are a number of sun terraces to make full use of the sun at various parts of the day. Also incorporated within the plot is a small pond as well as a timber storage shed.

Local Authority

Babergh District Council

Council Tax Band – E

Services

Mains water, drainage and electricity. Gas-fired heating.





09/09/2024, 13:47

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

South House Bells Lane Glemsford SUDBURY CO10 7DA	Energy rating D	Valid until: 11 April 2028 Certificate number: 0054-2872-7248-9398-7925
---	---------------------------	--

Property type	Semi-detached house
Total floor area	133 square metres

Rules on letting this property

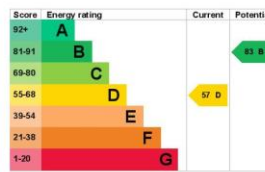
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Registered address:
Grove House
87a High Street
Needham Market
Suffolk
IP6 8DQ

Needham Market: info@townandvillageproperties.co.uk
Boxford: boxford@townandvillageproperties.co.uk

Boxford
2a Broad Street, Boxford, Suffolk, CO10 5DX
01787 704200

Needham Market
87a High Street, Needham Market, Suffolk, IP6 8DQ
01449 722003

London
121 Park Lane, London, W1K 7AG
020 7409 8403