



**First Avenue, Glemsford Sudbury CO10 7QD**

**welcome to**

**First Avenue, Glemsford Sudbury**

Set within this quiet cul-de-sac with just two other properties is this extremely well presented four bedroom detached home, offering spacious accommodation throughout including a lounge, dining room and garden room. The property is further enhanced with a beautiful garden, garage and parking.



### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor, radiator.

### **Cloakroom**

Double glazed window to side aspect. Suite comprising low level WC, and vanity wash hand basin. Radiator.

### **Lounge**

17' 11" x 13' ( 5.46m x 3.96m )

Double glazed box bay window to front aspect. Fireplace with surround housing electric fire. Two radiators.

### **Kitchen**

12' 9" x 9' 9" ( 3.89m x 2.97m )

Double glazed window to side aspect and double glazed door leading to utility room. Fitted kitchen with a range of matching wall and base units over areas of work surface, and matching breakfast bar. Sink and drainer unit with mixer taps. Integral double oven and grill with inset hob and extractor over. Integral dishwasher, fridge and freezer. Central heating boiler. Door leading to:-

### **Dining Room**

12' 9" x 9' 8" ( 3.89m x 2.95m )

Double glazed french doors leading to conservatory. Radiator.

### **Conservatory**

12' x 11' 2" max ( 3.66m x 3.40m max )

Double glazed french doors leading to garden and double glazed windows to three aspects. Fan light. Radiator.

### **Utility Room**

6' 10" x 4' 10" ( 2.08m x 1.47m )

Double glazed window to rear aspect and double glazed door leading to garden. Fitted with matching wall and base units over areas of work surface. Plumbing for washing machine,

### **Landing**

Stairs rising from entrance hall. Double glazed window to side aspect. Airing cupboard, access to loft.

### **Bedroom One**

12' 6" x 10' 10" ( 3.81m x 3.30m )

Double glazed window to front aspect. Range of matching bedroom furniture. Radiator.

### **Bedroom Two**

11' 10" x 10' 9" ( 3.61m x 3.28m )

Double glazed window to rear aspect. Fitted bedroom furniture. Shower cubicle with extractor fan above.

### **Bedroom Three**

11' 11" x 8' 9" ( 3.63m x 2.67m )

Double glazed window to side aspect. Fitted bedroom furniture. Radiator.

### **Bedroom Four**

12' 6" x 8' 9" narrowing to 4' 8" ( 3.81m x 2.67m narrowing to 1.42m )

L-shaped room. Double glazed window to front aspect, Fitted wardrobes.

### **Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and freestanding roll edged bath with mixer taps and shower over. Extractor fan, heated towel rail.

### **Front Garden**

A block paved driveway leads to the garage and the remainder is predominantly laid to lawn.

### **Rear Garden**

The beautiful rear garden commences with a large patio terrace and the remainder is predominantly laid to lawn with mature shrubs and beds to borders. Gate to front and door leading to garage. Outside tap and lighting, Shed to remain.

### **Detached Garage**

19' 9" x 9' 1" ( 6.02m x 2.77m )

Up and over doors, power and light connected. Pitched roof.



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## First Avenue, Glemsford Sudbury

- Executive four bedroom detached home
- Private cul-de-sac of just three properties
- Spacious lounge, dining room and garden room
- Beautiful landscaped garden
- Ample off road parking

Tenure: Freehold EPC Rating: D

**£450,000**



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Property Ref:  
SUD109971 - 0002

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