



**Egremont Street, Glemsford, Sudbury CO10 7SA**



**welcome to**

**Egremont Street, Glemsford, Sudbury**

**\*NO ONWARD CHAIN\*** This stunning non-listed 17th century home is brimming with character, is incredibly well presented throughout, and includes three reception rooms and a bespoke kitchen. This beautiful home is then enhanced with a private garden, garage and parking.



### **Lounge**

22' 9" x 13' ( 6.93m x 3.96m )

Entrance door to front aspect. Two windows to front aspect and double glazed window to side aspect. Exposed timbers and brickwork. Large inglenook fireplace. Two radiators. Stairway leading to bedroom three.

### **Dining Room**

16' 9" x 9' 10" ( 5.11m x 3.00m )

Double glazed bay window and door to front aspect. Exposed timbers and brickwork. Large inglenook fireplace. Double doors leading to sitting room and door leading to bathroom.

### **Bathroom**

Double glazed windows to front and side aspects. Modern suite comprising low level WC, vanity wash hand basin and freestanding bath. Exposed timbers, heated towel rail.

### **Sitting Room**

9' 3" x 5' 4" ( 2.82m x 1.63m )

Double glazed french doors leading to garden. Double doors leading to ground floor bedroom. Radiator.

### **Ground Floor Bedroom**

9' 3" x 6' 4" ( 2.82m x 1.93m )

Radiator. Door leading to:-

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, storage cupboard, radiator.

### **Kitchen**

14' 11" x 9' 8" ( 4.55m x 2.95m )

Three windows to rear aspect. Bespoke fitted kitchen with a range of units, butler sink set into granite worktop. Space for range cooker with hood over. Integral dishwasher. Radiator. Doors leading to utility room and garden room.

### **Utility Room**

9' 2" x 5' 5" ( 2.79m x 1.65m )

Window to rear aspect. Sink with mixer taps set into worktop. Plumbing for washing machine. Radiator.

### **Garden Room**

10' 9" x 10' 4" ( 3.28m x 3.15m )

Double glazed windows to side and rear aspects with views into the garden. Double glazed french doors leading to garden. Exposed timbers. Radiator.

### **Landing**

Window to front aspect. Exposed chimney breast. Doors leading to bedrooms one and two.

### **Bedroom One**

13' 10" x 11' 6" ( 4.22m x 3.51m )

Window to front aspect. Exposed timbers. Built in wardrobe. Radiator. door leading to:-

### **Ensuite**

Window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Built in storage. Steps leading to a loft area used as a dressing room with built in wardrobes.

### **Bedroom Two**

12' 8" x 10' 9" ( 3.86m x 3.28m )

Window to front aspect. Built in wardrobes, exposed timbers, radiator. Door leading to:-

### **Bedroom Three**

11' 11" x 11' 5" ( 3.63m x 3.48m )

Accessed by either bedroom two or stairwell from lounge. Window to front and side aspects. Exposed timbers and brickwork. Built in wardrobes, radiator.

### **Rear Garden**

The private rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with a shingle seating area currently housing a hot tub. Side and rear gate access leading to parking and a detached garage.



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## Egremont Street, Glemsford, Sudbury

- Three first floor bedrooms and en-suite to ground floor bedroom
- Three spacious reception rooms
- Off road parking and garage
- Bespoke kitchen and utility room
- Extremely well presented and brimming with features throughout

Tenure: Freehold EPC Rating: F

offers in excess of

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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