



**The Seabrooks, Glemsford, Sudbury CO10 7SN**

**welcome to**

**The Seabrooks, Glemsford Sudbury**

\*NO ONWARD CHAIN\* Set in the popular village of Glemsford is this modern two bedroom home with a spacious lounge, and further benefitting from a ground floor cloakroom, off road parking and a low maintenance garden.



### **Entrance Hall**

Door to front aspect. Stairs rising to first floor. Understairs cupboard, radiator.

### **Kitchen**

8' 8" x 5' 9" ( 2.64m x 1.75m )

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with extractor over. Space for appliances, radiator.

### **Lounge**

14' 6" x 11' 10" ( 4.42m x 3.61m )

Double glazed door to rear aspect. Radiator. Door leading to:-

### **Utility Area**

7' x 3' 5" ( 2.13m x 1.04m )

Double glazed door leading to garden. Fitted wall and base units over areas of work surface. Plumbing for washing machine. Door leading to:-

### **Cloakroom**

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Baxi central heating boiler. Extractor fan, radiator.

### **Landing**

Access to loft. Large cupboard with radiator.

### **Bedroom One**

11' 11" x 8' 7" ( 3.63m x 2.62m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

### **Bedroom Two**

12' 2" x 5' 9" ( 3.71m x 1.75m )

Two double glazed windows to front aspect. Built in wardrobe, radiator.

### **Front Garden**

The front garden is predominantly laid to shingle with a pathway leading to the front door.

### **Rear Garden**

The low maintenance courtyard style rear garden has a gate that leads to the rear parking area.

### **Agent's Note**

The vendor has advised that the boiler was fitted in 2022



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## The Seabrooks, Glemsford Sudbury

- No onward chain
- Two bedrooms
- Allocated parking space
- Popular village location
- Ground floor cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110356 - 0002

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