



Egremont Street, Glemsford, Sudbury CO10 7SA

welcome to

Egremont Street, Glemsford, Sudbury

A modern three bedroom home situated in a mews style location within the popular village of Glemsford. The property benefits from spacious open plan lounge and dining room, and is further enhanced with off road parking, a garage and manageable garden with studio. No onward chain!



Entrance Hall

Double glazed door to front aspect. Understairs cupboard housing central heating boiler, stairs rising to first floor. Radiator.

Kitchen

10' 3" x 6' 7" (3.12m x 2.01m)
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 with inset hob and hood over. Space for appliances.

Lounge

12' 10" x 11' 7" (3.91m x 3.53m)
Double glazed french doors leading to conservatory. Two radiators. Opening onto:-

Dining Room

14' 11" x 7' 4" (4.55m x 2.24m)
Double glazed french doors leading to garden. Large ceiling lantern and fiber glass roof installed in 2024. Radiator.

Conservatory

8' 6" x 5' 11" (2.59m x 1.80m)
Double glazed windows to three aspects and double glazed door leading to garden. Radiator.

Landing

Double glazed window to side aspect. Door leading to stairwell rising to Bedroom One. Doors leading to bedrooms two, three and the bathroom.

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)
Double glazed window to rear aspect. Understairs cupboard, radiator.

Bedroom Three

8' 10" x 6' 8" (2.69m x 2.03m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Bedroom One

15' max x 12' 9" max (4.57m max x 3.89m max)
Irregular shaped and some restricted height. Double glazed window to rear aspect. Two velux windows. Radiator.

Ensuite

Recently renovated with a new suite comprising of a low level WC, vanity wash hand basin and walk in shower. Extractor fan, radiator.

Front Garden

A driveway leads to the garage that has up and over doors, and power and light connected.

Rear Garden

The rear garden commences with a large paved seating terrace, with the remainder predominantly laid to lawn. Studio with power and light connected. Gate.

Studio

11' 3" x 7' 4" (3.43m x 2.24m)
Power and light connected. Double glazed window.



view this property online williamhbrown.co.uk/Property/SUD110545



welcome to

Egremont Street, Glemsford, Sudbury

- Three bedrooms
- En-suite to master
- Spacious accommodation over three floors
- Garage and off road parking
- Garden with studio

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110545



Property Ref:
SUD110545 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk