



Abbotts Place, Glemsford, Sudbury CO10 7FG

welcome to

Abbitts Place, Glemsford, Sudbury

NO ONWARD CHAIN Set within a highly regarded close is this well presented two double bedroom home with stylish and spacious living accommodation, benefiting from a ground floor cloakroom and en-suite, and further enhanced with ample parking and private garden.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

Cloakroom

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

Kitchen

12' 6" x 6' 9" (3.81m x 2.06m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hood and hob over. Integral fridge/freezer. Central heating boiler, radiator.

Lounge

13' 10" max x 13' (4.22m max x 3.96m)

Double glazed french window with double glazed side panels to rear. Storage cupboard, two radiators.

Landing

Access to loft. Radiator.

Bedroom One

13' 10" x 9' (4.22m x 2.74m)

Double glazed window to front aspect. Built in wardrobe. Radiator. Opening onto:-

Dressing Area

Double glazed window to front aspect. Two double built in wardrobes. Door leading to:-

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail, shaver point.

Bedroom Two

13' 10" x 10' 1" max (4.22m x 3.07m max)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail, extractor fan.

Front Garden

Allocated parking spaces that lead to the car port.

Rear Garden

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn with mature beds to borders. Extra parking via car port.

Car Port

9' 4" x 9' 4" (2.84m x 2.84m)

Up and over door. Power and light connected. Tap.



view this property online williamhbrown.co.uk/Property/SUD110534



welcome to

Abbotts Place, Glemsford, Sudbury

- No onward chain
- Two double bedrooms
- Dressing area and en-suite to master
- Ground floor cloakroom
- Ample off road parking and Carport

Tenure: Freehold EPC Rating: C

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110534



Property Ref:
SUD110534 - 0003

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