



**7 Kebbles  
Glemsford, Sudbury, Suffolk**



# 7 Kebbles, Glemsford, Sudbury, Suffolk, CO10 7UE

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

A spacious four bedroom village house in a quiet cul-de-sac that has been refurbished in recent times within close proximity to village amenities.

## Four bedroom house presented to a high standard.

**ENTRANCE HALL:** An inviting space with staircase leading to the first floor finished with a high quality LVT wood flooring that continues through to the sitting room, kitchen dining room and utility. Door leading to;

**SITTING ROOM:** a wonderfully light room with large window to the front, this is an open plan room leading onto the kitchen dining room with glass bi-fold door offering views over the rear garden beyond.

**KITCHEN/DINING ROOM:** The kitchen is fitted with a wide range of contemporary matching units with a quartz worktop with a mirrored splashback and matching breakfast bar return. Integrated appliances include a one and a half sink with mixer tap, dishwasher, one and a half eye level oven, drinks fridge and space for a large American style fridge freezer. Beyond here is a large dining seating area with bi-fold door leading out to a raised terrace which is a great space for entertaining with large understairs cupboard offering useful storage.

**UTILITY ROOM:** The utility is fitted with matching contemporary units with quartz worktop and return with integrated sink and mixer tap space for washing machine and tumble dryer with glass panel door leading to the rear garden.

**CLOAKROOM:** A two piece suite consisting of a wash hand basin with mixer tap close couple WC with half tiled surround.

### First Floor

**LANDING:** Large airing cupboard with doors leading to:

**BEDROOM 1:** A spacious double with large window to the front and useful alcove for a bank of fitted wardrobes.

**BEDROOM 2** A good size double bedroom stretching from front to back with views down the rear garden.

**BEDROOM 3:** A third double bedroom with window overlooking the rear garden.

**BEDROOM 4 :** The fourth bedroom is currently used as a dressing room but would work well as a single bedroom or office with useful over stairs cupboard.

**BATHROOM:** Recently refurbished to a high standard and providing W.C., wash hand basin with vanity, corner bath with shower screen, overhead shower and handheld shower with marble effect panelling.

### Outside

To the front of the property a shingle drive provides ample **off-road parking** and in turn access to the **garage** with up and over door, power and lighting connected with service door to the utility.

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To the immediate rear of the house accessed off the kitchen dining room via bi-fold doors is a large raised terrace seating area finished with a porcelain tile, this is a great space for entertaining with the rest of garden being laid to lawn with well stocked borders offering seasonal colour shrubs and hedging. A further raised decked seating area can be found towards the back of the garden with a useful storage area to the side of the house, hidden away with neighbouring shed.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating to radiators.

**NOTE:** None of these services have been tested by the agent.

**EPC RATING:** C - A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0330 1234000).

**COUNCIL TAX BAND:** C.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** coping.neck.stag

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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