



**1 Slades Close,
Glemsford, Suffolk**

**DAVID
BURR**



1 Slades Close, Glemsford, Sudbury, Suffolk, CO10 7PT

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 detached house situated on a residential development within the well-served Suffolk village. The property contains accommodation over two levels which includes an open plan kitchen/dining/living room with a pantry cupboard off and three bedrooms and a bathroom on the first floor. There is the further benefit of private parking, a garage and a south west facing garden. **NO ONWARD CHAIN.**

A three bedroom detached house with south west facing garden, garage and parking.

Front door leading to:

ENTRANCE HALL: With staircase rising to first floor and door leading to:

KITCHEN/DINING/LIVING ROOM: Arranged into two main areas with a dual aspect sitting/dining room with a feature fireplace and tiled hearth. Bay window allowing plenty of natural light and window to the rear aspect overlooking the rear garden. Open plan to the kitchen, which contains a matching range of base and wall level units with work surfaces incorporating a four ring induction hob with extraction above and a stainless steel sink with mixer tap above and drainer to side. Integrated oven, space and plumbing for a washing machine and space for a free-standing fridge/freezer. Useful pantry cupboard off and a door opening onto the garden.

First floor

LANDING: With access to loft storage space, useful linen cupboard with fitted shelving off and door leadings to:

BEDROOM ONE: A double bedroom with an outlook over the garden.

BEDROOM TWO: A further double bedroom with an outlook to the front.

BEDROOM THREE: An occasional bedroom or study.

BATHROOM: Containing a bath with mixer tap and shower attachment over, WC, vanity suite and a heated towel rail.

Outside

The property's plot is enclosed by a white picket fence to the front with a pathway leading to the front door. A side gate leads into the rear garden which is **SOUTH WEST FACING** and therefore receives plenty of sun. Adjacent to the property is a stone paved terrace with areas of lawn which are bordered by a brick wall and a further gate leading onto a private driveway to the rear which provide off-road parking and in turn leads onto a **GARAGE** with up and over door.

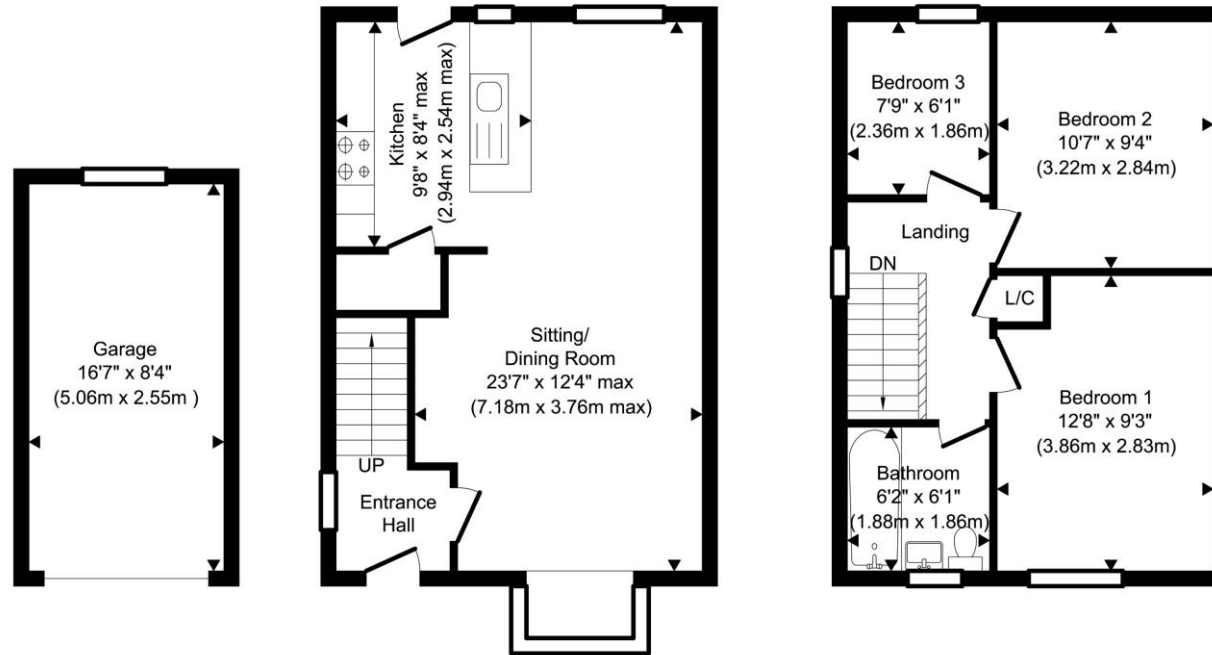
SERVICES: Mains water, drainage and electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D **WHAT3WORDS:** tractor.attend.wobbles

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** C

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Outbuilding
Approximate Floor Area
138.85 sq. ft.
(12.90 sq. m)

Ground Floor
Approximate Floor Area
383.41 sq. ft.
(35.62 sq. m)

First Floor
Approximate Floor Area
370.27 sq. ft.
(34.40 sq. m)

TOTAL APPROX. FLOOR AREA 892.54 SQ.FT. (82.92 SQ.M.)

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