



**27 Old Silk Mill,
Sudbury, Suffolk**

**DAVID
BURR**

27 Old Silk Mill, Glemsford, Sudbury, Suffolk, CO10 7FX

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).

This spacious three double bedroom detached bungalow is situated at the end of a private driveway with wrap around garden, surrounded by far reaching countryside views. The property was built in 2022 and is finished to a particularly high standard with en-suite to master bedroom, large kitchen/dining room, utility, garage and ample off-road parking.

ENTRANCE HALL: An inviting space finished with initial coconut matting, this is a central hallway with double doors to linen cupboard and a further double door to cloak cupboard, providing storage and doors leading to:

SITTING ROOM: This is an incredibly light room with two windows and french doors leading onto the rear garden with far reaching countryside views beyond.

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of matching shaker unit with a fixed stone effect worktop above and matching return, with large window offering views to the rear. Integrated appliances include a ceramic hob with extractor above, double eye-level oven, fridge/freezer, dishwasher, ceramic one and a half sink with drainer unit to side and mixer tap above, with space for a large dining table.

UTILITY ROOM: Accessed off the kitchen/dining room, this room is fitted with a range of matching units to the kitchen, with a stone effect worktop, matching return and integrated composite sink with drainer unit and mixer tap. This room also houses the boiler as well as a water softener and washer/dryer, with side access door leading to rear.

CLOAKROOM: Accessed off the entrance hall, this is a two piece suite consisting of a WC and wash hand basin with vanity unit with a tiled feature wall and stone effect flooring.

MASTER BEDROOM: A generous double bedroom with large window overlooking the rear garden and countryside beyond, with space for a double bed as well as other bedroom furniture, with double fitted mirrored wardrobe and door leading to:

EN-SUITE: A three piece suite consisting of a double width low threshold walk-in shower with attractive tiled surround and overhead shower, wash hand basin with mixer tap, ample vanity storage, WC and heated towel rail.

BEDROOM 2: A spacious double bedroom with a large window to the front.

BEDROOM 3: A light double bedroom with window to front.

FAMILY BATHROOM: A three-piece suite consisting of a large, panelled bath with attractive tiled surround, overhead shower and shower screen, WC and wash hand basin with a bank of fitted vanity and storage cupboards and heated towel rail.

Outside

To the front of the property is a large shingle drive providing ample off-road parking and in turn access to the **GARAGE** that is particularly long, offering space for both a car and workshop space to the rear, with service door leading onto the garden. Beyond here is a further blocked paved driveway providing further parking with raised borders to the front

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boundary and footpath leading to the front door. The front garden is predominately laid to lawn with a number of young trees. To the immediate rear of the property is a large terraced seating area, being of great space for entertaining and to take in the wonderful countryside that surrounds the property. The rest of the garden is laid to lawn with a number of young trees and mature shrubs.

SERVICES: Mains water and drainage. Main electricity connected. Gas fired heating by underfloor heating throughout the entirety of the property.

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

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

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

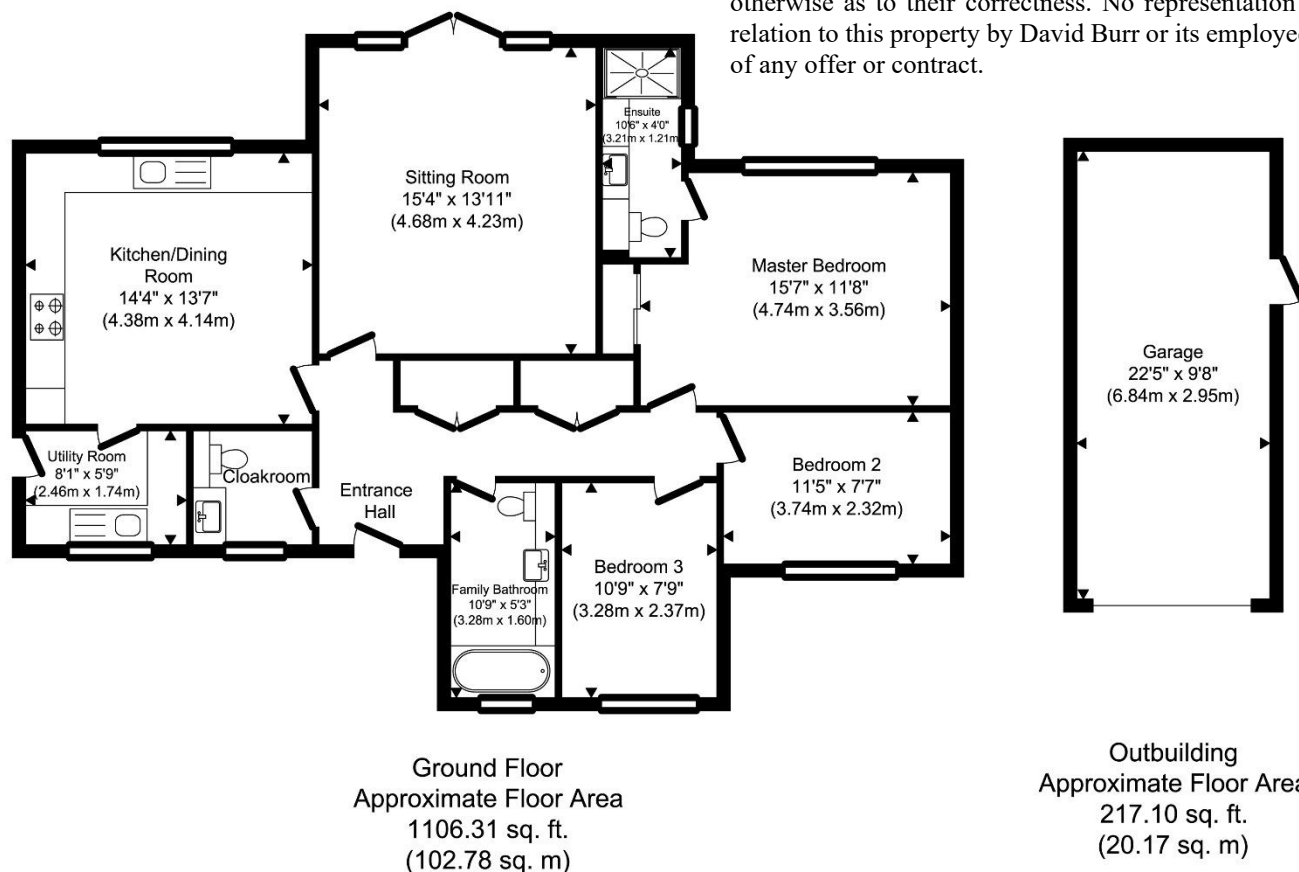
COUNCIL TAX BAND: E.

TENURE: Freehold

WHAT3WORDS: ///dots.sleeper.frown

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL APPROX. FLOOR AREA 1323.42 SQ.FT. (122.95 SQ.M.)

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