



**11 Scossels,
Glemsford, Suffolk**

**DAVID
BURR**

11 SCOSSELS, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7UR

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 brand newly constructed detached house situated in a desirable cul-de-sac within the heart of a well-served Suffolk village. The property contains accommodation arranged over two storeys which includes a well-proportioned sitting room, open-plan kitchen/dining room and a ground floor cloakroom. Upstairs are three bedrooms and a family bathroom. There is the additional benefit of plenty of off-road parking to the front together with a single driveway and a fully private enclosed rear garden. **NO ONWARD CHAIN.**

A brand-new 3 bedroom detached house with parking and garage in a well-regarded Suffolk village.

Front door leading to:-

ENTRANCE HALL: With a staircase rising to first floor and doors leading to:-

SITTING ROOM: 15'10" x 13'6" (4.83m x 4.12m) Well proportioned with plenty of space for seating, recessed LED spotlighting throughout and a range of double-glazed windows allowing for plenty of natural light to the front. Door leading to:-

KITCHEN/DINING ROOM: 16'11" x 10'7" (5.15m x 3.23m) To be finished with a range of high-quality base and wall level cabinets with oak effect worksurfaces incorporating a four-ring gas hob, one-and-a-half tower oven, one-and-a-half sink with mixer tap above and drainer to side and an integrated refrigerator/freezer. Plenty of space for a dining table and chairs adjacent to uPVC double-glazed floor-to-ceiling glass panel doors opening onto terracing and the rear garden. Useful understairs storage cupboard off.

CLOAKROOM: Containing a WC and pedestal wash hand basin.

First floor

LANDING: With access to loft storage space, airing cupboard off and doors leading to:-

MASTER BEDROOM: 15'5" x 10'0" > 9'2" (4.71m x 3.06m > 2.80m) Generously proportioned with plenty of space for a double bed and double-glazed windows overlooking the street scene below.

BEDROOM 2: 10'4" x 10'0" > 9'1" (3.15m x 3.05m > 2.77m) A further double room with plenty of electrical sockets and views over the property's garden and toward open countryside beyond.

BEDROOM 3: 7'6" x 7'3" (2.28m x 2.20m) Well-suited to being utilised as a study if required or as an occasional bedroom.

BATHROOM: 7'6" x 6'4" (2.29m x 1.94m) Containing a P-shaped bath with mixer tap and shower over, WC and pedestal wash hand basin. Chrome heated towel rail.

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Outside

To the front of the property is a brick paved driveway which provides plenty of **OFF-ROAD PARKING** bordered by an area of lawn. The driveway itself leads onto a:-

GARAGE: 17'4" x 9'0" (5.28m x 2.74m) With up-and-over door, power and light connected and a personal door opening into the rear garden.

The property's rear garden is fully private and enclosed with fencing and benefits from a paved area adjacent to the property itself.

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

EPC RATING: TBC.

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

Council Tax Band: TBC.

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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