



**Casey,
The Croft, Glemsford, Suffolk**

**DAVID
BURR**



Casey, The Croft, Glemsford, Sudbury, Suffolk, CO10 7RT

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 quiet no-through road in a highly-regarded and well-served Suffolk village. The property contains accommodation over two levels which includes a sitting room, a kitchen/dining room, a ground floor cloakroom, three bedrooms and a shower room. There is the considerable benefit of solar panels together with an air source heat pump which we are advise greatly reduces the running costs of the property, especially in the summer months. Outside, is private off-street parking as well as a useful garage and wrap around gardens. Offered with no onward chain.

A detached three bedroom house in a well-served village with gardens, garage and parking.

Accommodation

An entrance hall contains a staircase which leads up to the first floor and serves all rooms on the ground floor with useful storage cupboard off. A dual aspect sitting room provides plenty of space and has double doors opening onto the garden. A kitchen/dining room contains a matching range of base and wall levels cabinet, farmhouse style units with an integrated cooker, electric hob, space for a fridge and space and plumbing for a washing machine. There is the additional benefit of a ground floor cloakroom.

First floor

Upstairs, there are a total of three bedrooms. The master bedroom is particularly well-proportioned with a range of integrated wardrobes and laminate flooring. A shower room is accessible from the landing.

Outside

To the front of the property there is a private driveway which provides off-street parking for a number of vehicles and leads onto a garage, which provides useful storage.

The gardens wrap around the property with areas of lawn, fruit trees and a storage shed.

Agent's Notes

Planning permission once existed but has since lapsed for the erection of a 2 storey 1 bedroom dwelling. For further information please search the Babergh Council planning portal using referencing B/16/00142.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump heating by radiators. Roof mounted solar panels. **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.

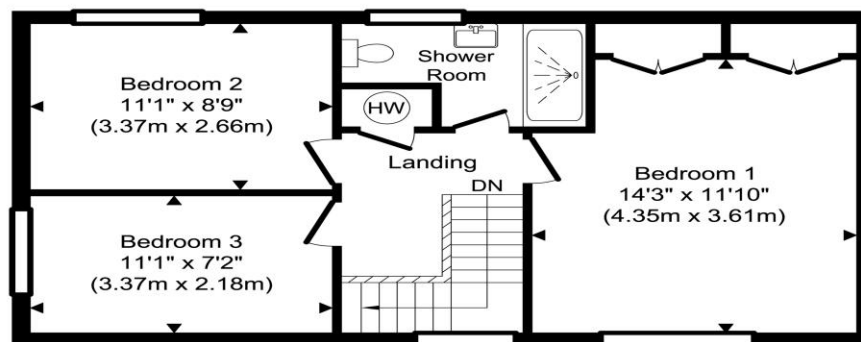
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

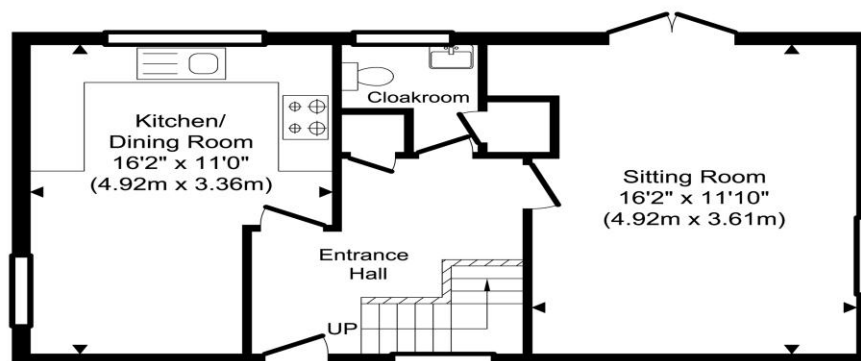
WHAT3WORDS: compose.asks.ethic

VIEWING: Strictly by prior appointment only through DAVID BURR.

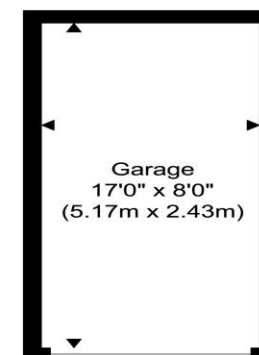
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First Floor
Approximate Floor Area
486.63 sq. ft.
(45.21 sq. m)



Ground Floor
Approximate Floor Area
486.63 sq. ft.
(45.21 sq. m)



Garage
Approximate Floor Area
135.19 sq. ft.
(12.56 sq. m)

TOTAL APPROX. FLOOR AREA 1108.46SQ.FT. (102.98 SQ.M.)
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