



**Brices Way, Glemsford, Sudbury CO10 7UP**

**welcome to**

**Brices Way, Glemsford, Sudbury**

\*NO ONWARD CHAIN\* Set in a cul-de-sac within the popular village of Glemsford is this extended three bedroom detached home, offering spacious living accommodation, and further enhanced with a corner plot style private rear garden, off road parking and garage.



**Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor.

**Kitchen**

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and extractor over. Space for appliances. Opening onto:-

**Dining Room / Conservatory**

Double glazed windows to two aspects. Double glazed door leading to garden. Two radiators. Door leading to:-

**Cloakroom**

Suite comprising low level WC and wash and basin. Heated towel rail, extractor fan.

**Lounge**

Double glazed window to front aspect. Double glazed french doors leading to conservatory. Wood burner. Three radiators.

**Landing**

Double glazed window to rear aspect. Storage cupboard.

**Bedroom One**

Double glazed window to side aspect. Radiator.

**Bedroom Two**

Double glazed window to front aspect. Radiator.

**Bedroom Three**

Double glazed window to front aspect. Built in wardrobe. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

**Front Garden**

The driveway provides off road parking and leads to the garage. External power point.

**Rear Garden**

The rear garden commences with a covered patio and an area of shingle. The remainder is predominantly laid to lawn with shrubs to borders. Side gate access. Door to garage. The garden backs onto a small park area.

**Garage**

Power and light connected.



**view this property online** [williamhbrown.co.uk/Property/SUD111303](http://williamhbrown.co.uk/Property/SUD111303)



welcome to

## Brices Way, Glemsford, Sudbury

- No onward chain
- Three bedrooms
- Detached home
- Extended
- Spacious lounge, kitchen and conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £365,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD111303](http://williamhbrown.co.uk/Property/SUD111303)



Property Ref:  
SUD111303 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



**williamhbrown.co.uk**