

oakheart



£325,000

Price Guide

The Pippins, Glemsford

Guide Price - £325,000 - £350,000

Positioned on a widely regarded residential street in the well serviced Suffolk village of Glemsford is this nicely appointed four bedroom semi-detached home. Enjoying far reaching field views to the rear with generous internal accommodation space, a sizeable and well landscaped rear garden and ample off street parking for three cars, this home is not one to be missed!

Upon approach this property is located behind a gravel driveway featuring stylish grey clad frontage. Entry is gained to an internal porch allowing convenient space for storing coats and shoes. The kitchen enjoys a

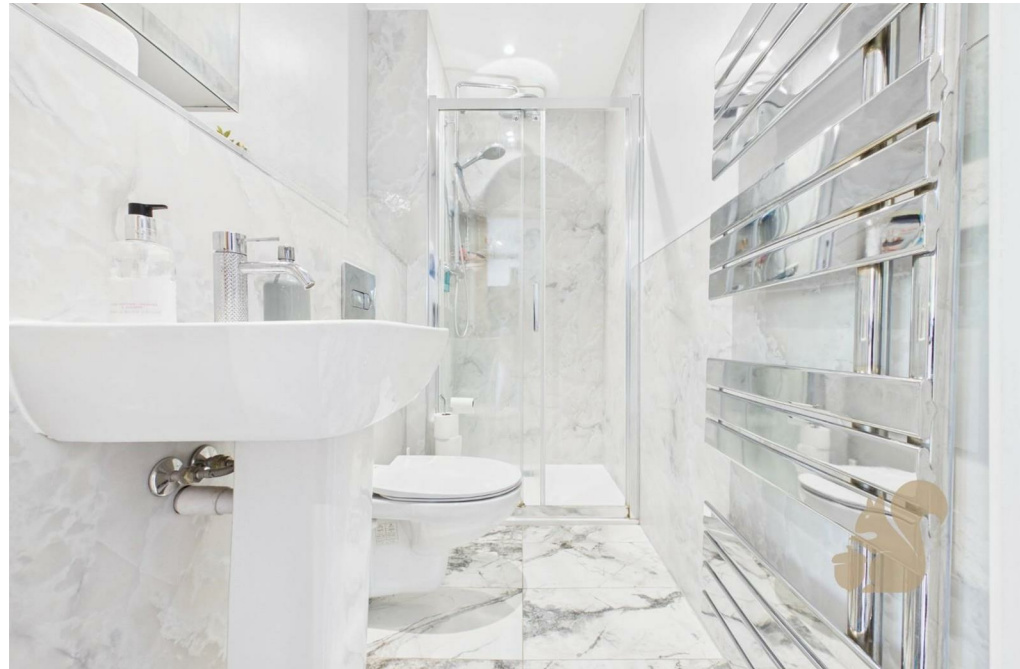
contemporary finish fit with a range of sleek gloss white floor and wall mounted units topped with wood effect work surfaces, space for a range style cooker, inset stainless steel sink and drainer unit, stylish white tiled splash backs, integral washing machine and dish washer and integral microwave oven. There is a door from the kitchen leading to the fourth bedroom, also offering versatility of use as a second reception or study space. The lounge spans the width of the property providing generous accommodation space with stairs rising to the first floor. To the rear of the property is the conservatory featuring french-style doors opening to the rear garden. Concluding the ground floor is a useful shower room. To the first floor are three bedrooms, of which the principal and second bedrooms allow space to

accommodate double beds. The third bedroom benefits from an integral storage cupboard. The family bathroom enjoys a tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden commences with a neat paved seating terrace allowing the perfect space for Summer BBQs and alfresco dining. This area leads to an expanse of lawn. To the rear of the garden are rolling fields and green space for as far as the eye can see. The garden also includes a desirable log cabin, 5mx6m, with power connected.












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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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