THE LARK PARTNERSHIP



Little Glemham | Suffolk

A Warm Welcome...

Built in 1989, this well-presented detached home offers comfortable and versatile accommodation, ideally suited to modern living. Set on a private plot of approximately 0.15 acres, the property also enjoys a beautifully maintained garden and a practical, well-balanced layout throughout.

The property is entered via an impressive and particularly spacious entrance hall, which immediately creates a warm and welcoming first impression. A sweeping staircase with polished timber balustrade rises to the first floor, adding a sense of character and elegance, while the generous proportions allow for occasional furniture and seating. A useful storage cupboard is also located here, along with a fitted stairlift (inherited by the current owners).

The kitchen is well-equipped with a four-ring gas hob, built-in oven, integrated dishwasher, and integrated fridge freezer, while the adjoining dining room offers a pleasant space for both everyday meals and entertaining. A ground floor bathroom is fitted with a bath and shower over, WC, sink, heated towel rail, and tiled flooring. Completing the ground floor is a utility room, formed from part of the original garage, which provides a sink and space for additional appliances such as a fridge or freezer, and leads through to a remaining garage storage area with an up-and-over door, fitted ladder, and boarded storage.













Well Presented...

The ground floor accommodation is both functional and inviting, with a well-proportioned sitting room featuring a multi-fuel burner and doors opening into the conservatory beyond. The conservatory provides an excellent additional reception space, complete with a radiator, tinted roof, and fitted blinds, making it comfortable for year-round use while enjoying views over the garden.















Elegant Spaces...

Upstairs, the first floor landing is brightened by a Velux window and leads to three bedrooms. The principal bedroom is a comfortable double, benefiting from sliding wardrobes, two eaves storage areas, and access to the loft, which is partially boarded and insulated.

A second bedroom offers a small double room with further eaves storage, while the third is a single bedroom, also with built-in storage. The shower room serves the first floor and is fitted with a shower cubicle, WC, and sink, along with a heated towel rail, tiled flooring, eaves storage, and an airing cupboard housing the water tank, all complemented by a Velux window.





A private and beautifully landscaped garden, thoughtfully designed for both relaxation and entertaining....



Location...

Externally, the property enjoys a particularly attractive and private rear garden, thoughtfully arranged to create both lawned and patio areas. Immediately to the rear of the conservatory is a paved terrace, ideal for outdoor dining and entertaining, which leads onto a well-kept lawn bordered by mature hedging and established planting. A central feature area with decorative pots and garden ornaments adds charm and character, while further seating areas provide ideal spots to enjoy the sun throughout the day. The garden is enclosed and not overlooked, offering a high degree of privacy. To the sides of the property are two useful sheds, both with power and light connected, along with a gated storage area between them. From the front, gated pedestrian access leads through to the rear garden.

The property is located in the sought-after village of Little Glemham, and is perfectly positioned to enjoy both countryside living and excellent local amenities. Directly opposite is The Lion Inn, a popular village pub offering food, while nearby Glemham Hall is a notable historic country house hosting a variety of events including FolkEast and Classics at Glemham. The renowned Two Magpies café and farm shop is just a short drive away in Marlesford (approximately 1 mile). Wickham Market, around 3 miles away, provides a wide range of amenities including a doctors' surgery, Co-op, post office, library, independent shops, cafés, and restaurants, along with a regular Saturday market. Campsea Ashe train station (approximately 2.6 miles) offers connections to Woodbridge (around 12 minutes), Ipswich (approximately 30 minutes), and London Liverpool Street (around 1 hour 40 minutes). Woodbridge itself lies approximately 8 miles away, with the coastal town of Aldeburgh just 10 miles distant.







Key Information

LOCAL SCHOOLS:

- Wickham Market Primary School, 3 Miles, Rated Good
- Benhall St Marys Primary School- 4 Miles, Rated Good
- Easton Primary School, 4.8 Miles, Rated Good
- Farlingaye High School, Woodbridge, 8.2 Miles, Rated Good
- Thomas Mills High School and Sixth Form, Framlingham,
- 6.4 miles, Rated Good
- Framlingham College: Independent Day & Boarding School, 6.6 Miles Away
- Woodbridge School: Independent Day and Boarding School, 8.2 Miles Away

LOCAL AUTHORITY:

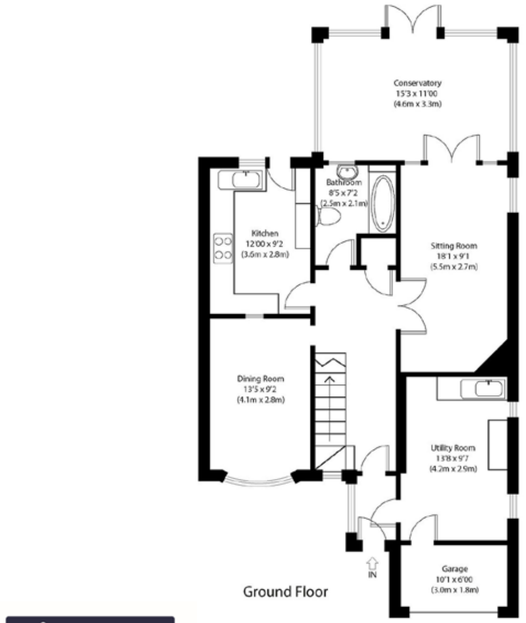
East Suffolk Council
Council Tax Band D

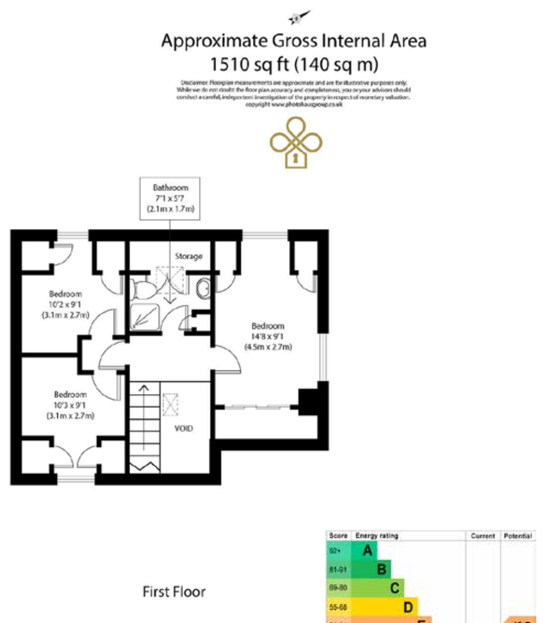
TENURE:

Freehold

SERVICES:

Heating	LPG Central Heating
Electricity	Mains
Water	Mains
Sewerage	Septic Tank
Internet	4.99 mbps download. 0.31 Mbps upload
Current Provider	BT





The Property Ombudsman

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3333 606606 E info@thelarkpartnership.co.uk