

DAVID
BURR



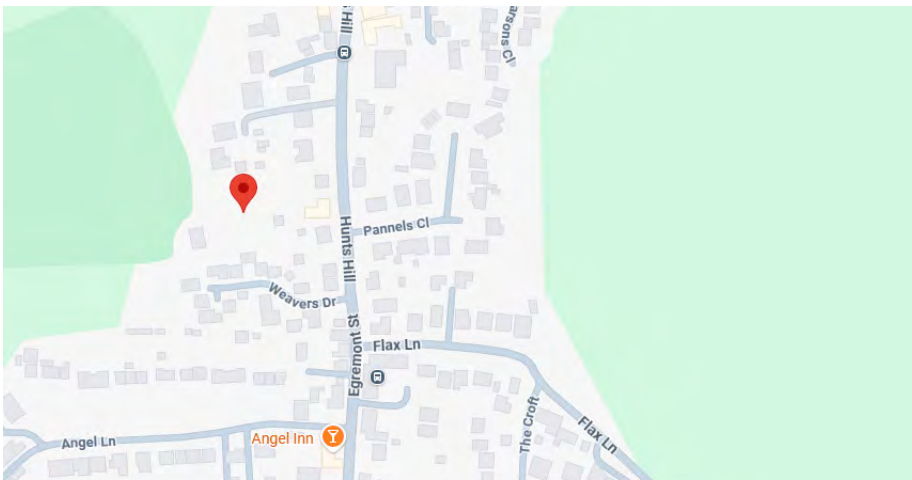
32a Hunts Hill

Glemsford, Suffolk

32a Hunts Hill

Glemsford, Sudbury, Suffolk CO10 7RP

This spacious detached bungalow is situated in a quiet tucked away location within the centre of this sought after and well-served village. The property enjoys generous gardens, off-road parking for multiple vehicles and a double garage with light and power connected.



- Spacious detached three bedroom bungalow
- Situated in a quiet tucked away location
- Sought after and well-served village location
- Generous gardens
- Off-road parking for multiple vehicles
- Double garage with light and power connected
- The property is in need of renovation

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BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

Entrance into HALLWAY with plenty of storage cupboards and access to KITCHEN/BREAKFAST ROOM comprising a range of wall and base units under worktop, space for appliances and housing for the boiler. A door leads through to a generous SITTING/DINING ROOM with outlook to the front and side. Door to UTILITY ROOM with a door leading out. The accommodation also comprises THREE generous double BEDROOMS with various views across aspects of the garden. SHOWER ROOM with shower cubicle, vanity sink unit, bidet, WC and CLOAKROOM with WC.



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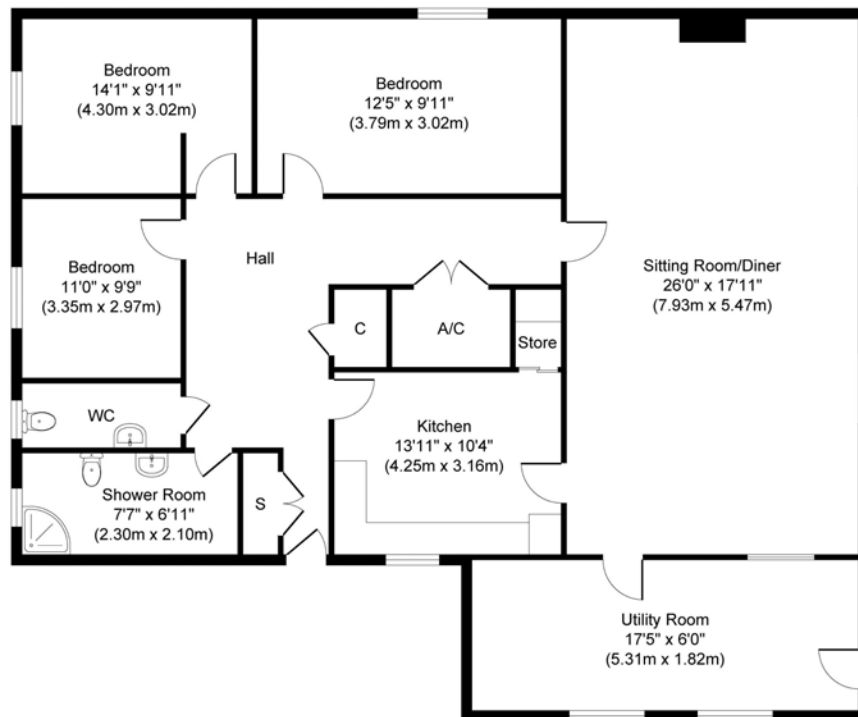
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EXTERIOR

The property is approached via an area of shared driveway for multiple dwellings, in turn, leading to an area of private driveway providing parking and turning for multiple vehicles, in turn leading the DOUBLE GARAGE with light and power connected. The gardens wrap around the property and feature areas of traditional lawn, interspersed with a range of mature trees and planting. All enclosed with mature boundary planting and hedging. The gardens are generous in size.



Floorplan



Approximate Floor Area
1918 sq. ft
(178.15 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Glemsford, Suffolk

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).



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich IP1 2B. Telephone: 0300 1234000.

COUNCIL TAX BAND: E. £2,469.00 per annum.

PROPERTY POSTCODE: CO10 7RP.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk