

DAVID
BURR

**7 SCOSSELS, GLEMSFORD, SUDBURY,
SUFFOLK, CO10 7UR**



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).

This well-proportioned detached bungalow is situated on a select development within easy reach of the village's excellent amenities. The property has been constructed to a high standard by the well-regarded local builders, *Messrs H T Slater Limited*. Further benefits include off road parking, garage and enclosed garden.

A newly constructed bungalow ideally placed for the village amenities with a garage, parking and large garden.

Guide £270,000

LONG MELFORD (01787) 883144

Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds - Woolpit - London SW1

www.davidburr.co.uk

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Door to:

Outside

ENTRANCE HALL: Access to the loft and door to:

SITTING ROOM: (3.9m x 3.7m) 12'11" x 12'1"
Window overlooking the front garden, chrome plated sockets and light switches.

KITCHEN/DINING ROOM: (3.7m x 3.6m) 12'3" x 11'11"
Fitted with a range of matching wall and base units under work preparation surfaces incorporating a one and a half bowl sink unit, drainer and mixer tap over. Integrated items including a fridge, freezer, dishwasher, electric oven with gas hob and extractor hood over. Window overlooking the rear and door providing access to the garden.

BEDROOM 1: (3.9m x 3.6m) 12'11" x 11'1"
Overlooking the front.

BEDROOM 2: (2.9m x 2.8m) 9'4" x 9'3"
Overlooking the rear garden.

BATHROOM: Bath with shower over, pedestal wash hand basin, heated towel rail and WC.

To the front of the property is off-road parking for multiple vehicles which in turn leads to:

GARAGE: With up and over door.

The remainder of the front garden is laid to lawn with a gate leading to the rear. Adjacent to the property is a terrace area and a large expanse of lawn.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators.

NOTE: None of the services have been tested by the agent.

EPC: Rating B - A copy of the energy performance certificate is available upon request.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, IPSWICH, Suffolk IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR.

