



DAVID
BURR

Winter Berry,
Glemsford, Suffolk



Winter Berry, Glemsford, Sudbury Suffolk, CO10 7RW

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).

Situated in a private cul-de-sac of just two properties, this wonderfully spacious four bedroom detached house enjoys a quiet position with ample parking garaging and private garden and is being offered with **NO ONWARD CHAIN**.

A spacious detached family home.

The Home

To the ground floor are two principal reception rooms that are light and spacious as well as a study with the sitting room sitting from front to back enjoying views over the garden with contemporary stone fireplace and French doors leading onto the rear garden from both the sitting room and dining room. The kitchen breakfast room that sits towards the front of the property is a particularly sociable space that is very well equipped and finished to a high standard with neighbouring utility with matching units and cloak room. To the first floor are three generous double bedrooms with a wonderful master suite offering an abundance of wardrobe space and ensuite shower room with the remaining two bedrooms serviced by a further ensuite and large family bathroom. As well as the three bedrooms to first floor either the study or dining room to ground floor would hand themselves well as a fourth occasional bedroom.

Outside

A block paved sweeping in and out drive provides ample **off-road parking** and access to **double garage** with roller shutter door, power, lighting and workshop to the rear with well stocked borders offering seasonal colour bringing you to the front door. The rear garden is particularly private with an initial large terrace seating area being a great space for entertaining with the rest of the garden being predominantly laid to lawn with raised borders of shrubs, hedges and roses bushes offer a range of colours.

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

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

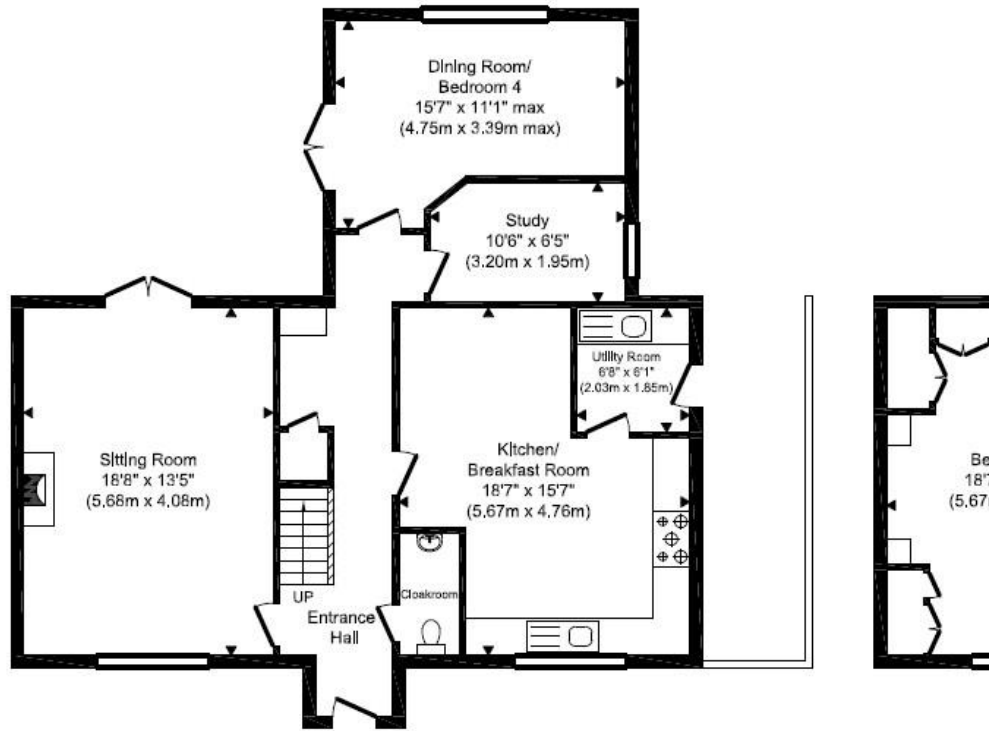
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

WHAT3WORDS: /// <https://w3w.co/means.enchanted.huts>

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
920.20 sq. ft.
(85.49 sq. m)

TOTAL APPROX. FLOOR AREA
Produced by [www.chevrer](http://www.chevrer.com)

