Chartered Surveyors / Estate Agents

Clarke & Simpson

*A well presented spacious four bedroom detached family home located in the village of Glemsford with garage and off road parking.*

Rent: £1,150 PCM

Ref: R2589

The Rectory
3 Weavers Drive
Glemsford
CO10 7SL



Entrance hall, cloakroom, sitting room, dining room.
Four bedrooms and family bathroom.
Driveway parking, single garage and gardens.

To let unfurnished for a six month period under Ground 5 Minister of Religion

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## *Location*

The Rectory is located close to the centre of the thriving village of Glemsford and within walking distance of the shops and local amenities including a village shop, a primary school, doctors surgery and two public houses. Glemsford is situated 6 miles north of the historic market town of Sudbury which offers a wide selection of facilities including shops, pubs, restaurant and schools. Ipswich is located 28 miles east, Bury St Edmunds 13 miles north and Colchester which is 22 miles south and has a main line railway station with trains to London Liverpool Street taking approximately 50 minutes.

## *The Accommodation*

Ground Floor

The property is entered through a glazed door into the

### *Entrance Hall*

With window to the rear aspect. Doors off to

### *Cloakroom*

With low-level flush WC and wash hand basin. Obscure glazed window to the front elevation.

### *Kitchen*

With matching wall and base level units with work surfaces over and breakfast bar. Inset sink with mixer tap over. Inset gas hob with extractor over and chest height electric oven. Space and plumbing for washing machine, dishwasher and fridge/freezer. Window to the front elevation.

### *Dining Room*

Windows to the front elevation and door to understairs cupboard for storage.

### *Sitting Room*

With fireplace. Window to the front elevation. Sliding patio doors to the rear garden.

From the entrance hall, stairs rise to

### *First Floor*

Landing

With cupboard for storage and doors off to





*Bedroom One*
A spacious room with built in double door cupboard and a door to a single cupboard. Window to the rear elevation.

*Bedroom Two*
A further double bedroom with double doors to built in cupboards. Window to front elevation.

*Bedroom Three*
With double doors to built-in cupboard and window to the front elevation.

*Bedroom Four*
With double doors to built-in cupboard and window to the front elevation.

*Bathroom*
With panelled bath with taps over. Corner shower unit, low-level flush WC and pedestal wash hand basin. Window to the front elevation.

*Outside*
The front of the property is laid to lawn with a driveway to the side of the property providing off road parking and access to the garage.
To the rear of the property are enclosed gardens which are predominantly laid to lawn with mature hedging, shrubs and a small paved patio area.

*Services*
Services Mains water, sewerage and electricity. Gas fired central heating.

*Broadband*
To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile Coverage*
To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Council Tax*
Band D £2,432.00 payable 2026/2027

*Local Authority*
Babergh District Council Endeavour House 8 Russell Road Ipswich IP1 2BX

*Term*
To let unfurnished for a six month period under Ground 5 Minister of Religion. Rent payable £1,150 per calendar month.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

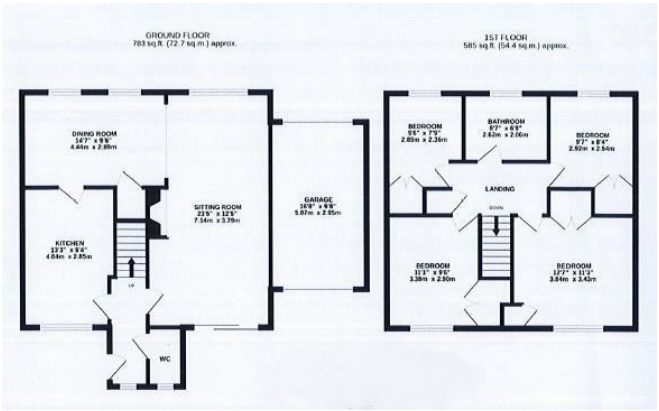
**3rd November 2026**



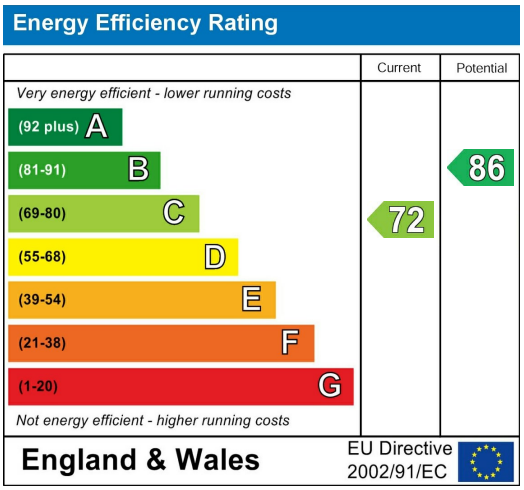

## Directions

From the Agent's office heading along the A120 proceed turning left onto Angel Hill/A140. At Beacon Hill Interchange, take the 3rd exit onto Kettle Lane. Continue onto Coddenham Road/B1078. Turn left onto Lion Lane. Turn right onto B1113 continuing onto Barking Rd/B1078, turning right onto The Street/A1141. Turn left onto Church St/B1071, onto A134, onto Skate's Hill/B1065, turning urn left onto Weavers Drive. For those using the What3Words app: /// reserving.drawn.strike








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