



**6 Scossels,
Glemsford, Suffolk.**

**DAVID
BURR**

6 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 beautifully presented three bedroom detached house offers spacious accommodation across two floors with off-road parking, garage and private rear garden. The property was constructed in 2018 by a highly regarded local developer and finished to an impeccable standard throughout.

A beautifully presented three bedroom detached house with off-road parking and garage.

ENTRANCE: Stairs leading to first floor, space for shoes and coats and doors leading to:-

SITTING ROOM: 15'1" x 13'8" (4.17m x 4.60m) A light spacious room with views over the front garden and door leading to:-

KITCHEN/BREAKFAST ROOM: 16'11" x 8'11" (5.16m x 2.72m)
The kitchen is fitted with a wide range of shaker style cupboards finished with an oak-effect worktop and matching splashback with views over the rear garden. Walk in storage cupboard. Integrated appliances include a one-and-a-half composite sink and drainer unit with mixer tap, gas hob with extractor, dishwasher, washing machine, oven and fridge-freezer. Glass panel door leads to the rear garden terrace area for entertaining.

CLOAKROOM: Pedestal wash hand basin with an attractive tile splashback and WC.

First Floor

LANDING: Airing cupboard with shelving and further doors leading to:-

BEDROOM 1: 15'1" x 9'2" (4.60m x 2.79m) Views over the front garden with useful alcove for bedroom furniture.

BEDROOM 2: 10'0" x 9'2" (3.05m x 2.79m) A generous second bedroom with views over the rear garden.

BEDROOM 3: 8'3" x 7'5" (2.51m x 2.26m) Large storage cupboard with views over the front garden.

BATHROOM: WC, pedestal wash hand basin, large bath with overhead shower, shower screen and attractive tiled surround.

Outside

The front garden is mainly laid to lawn with a block paved drive providing ample **OFF-ROAD PARKING** and access to **GARAGE** with up and over door. The rear garden is mainly laid to lawn with an attractive paved terrace for entertaining and alfresco dining.

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

EPC RATING: Band TBC – 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).

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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