



DAVID
BURR

2 Tye Green Paddock,
Glemsford, Suffolk



2 Tye Green Paddock, Glemsford, Sudbury, Suffolk, CO10 7TS

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).

A detached bungalow on a quiet cul-de-sac close to village amenities with generous parking and low maintenance private gardens.

The property

An entrance door leads into a large porch with plenty of space for coats and shoes and a further door leading into the entrance hall which provides access to loft storage space as well as a useful storage cupboard off. High quality, wood effect vinyl flooring runs throughout much of the ground floor. A well-proportioned and particularly light sitting room provides plenty of space for seating with a wood burning stove. An open plan kitchen/dining room contains a contemporary kitchen with a double Belfast sink with mixer tap above and drainer to side and a range of integrated appliances including a cooker, microwave, an induction hob with extractor above, a dishwasher and a refrigerator. A door opens into a useful and versatile garden room adjacent to which stands an area suitable for a dining table and chairs. There is the further benefit of a utility room with space and plumbing for a washing machine and plenty of space for storage. There are two double bedrooms, one of which is being serviced by a well-finished wet room/en-suite and there is an additional shower room off the hallway.

Outside

The property is approached via a private driveway which provides off-street parking for a number of vehicles and leads onto a garage, with light and power connected.

The property's rear garden has been designed with low maintenance in mind with resin sealed bonded gravel and stone paved terracing. There are a number

of attractive raised beds as well as a timber pergola providing a shaded area of seating.

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 TBC – A copy of the energy performance certificate is available on request.

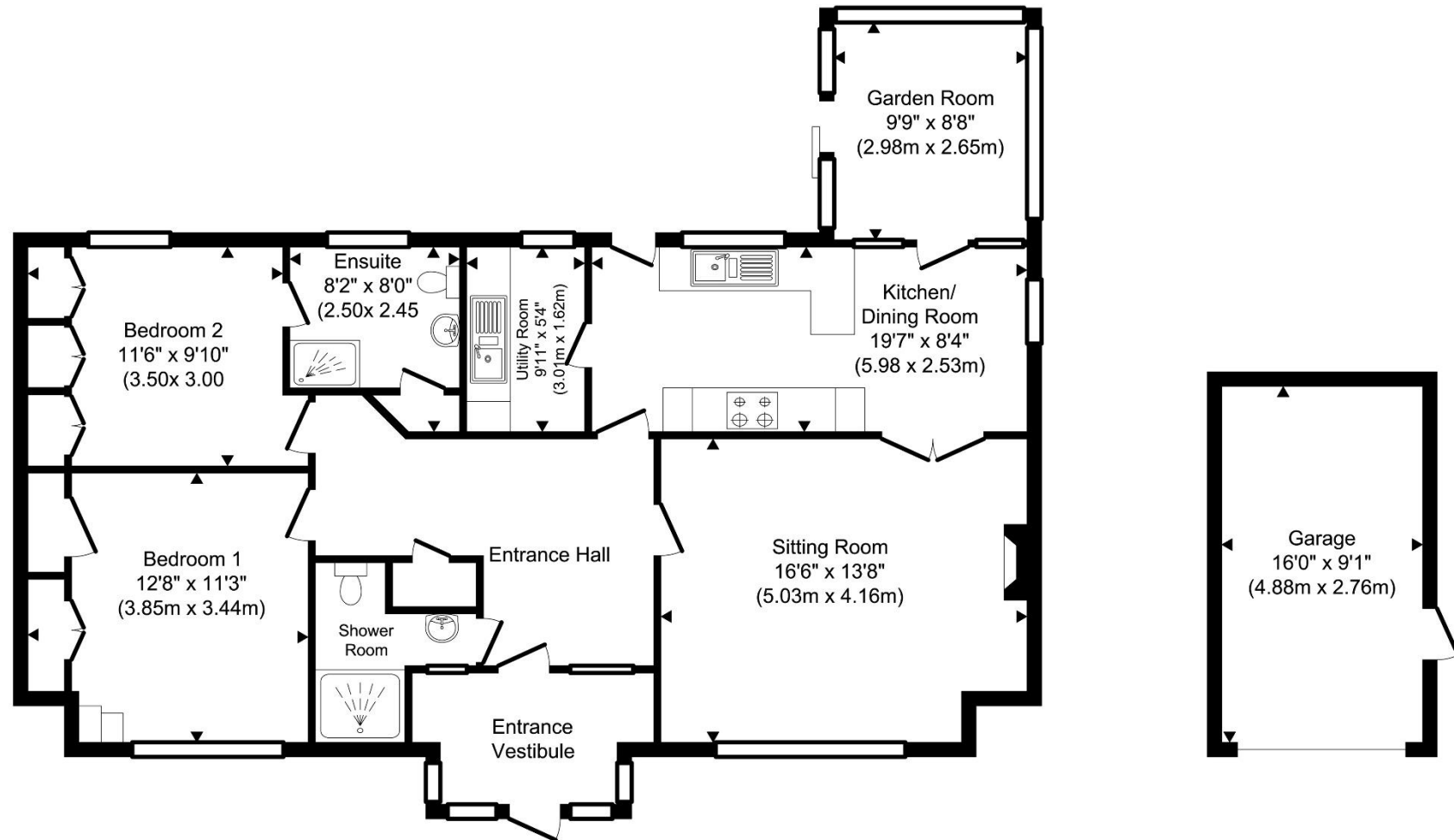
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

WHAT3WORDS: founders.prospers.wins

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
1101.47 sq. ft.
(102.33 sq. m)

Outbuilding
Approximate Floor Area
144.88 sq. ft.
13.46 sq. m)

TOTAL APPROX. FLOOR AREA 1246.35 SQ.FT. (115.79 SQ.M.)
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