



**13 Whitlands,
Glemsford, Suffolk**

**DAVID
BURR**

13 WHITLANDS, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7UD

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 two bedroom semi-detached bungalow in a highly regarded village with numerous local amenities and private off-street parking.

Accommodation

A central entrance hall leads through to a well proportioned sitting room with an outlook to the front and ample room for seating. A kitchen/breakfast room contains a matching range of base and wall level cupboards with space for various free-standing appliances and an integrated combination oven. To the side is a garden/dining room with an attractive outlook over the gardens and double doors onto terracing. There are two well proportioned double bedrooms served by a shower room.

Outside

In front of the property is a brick paved driveway which provides plenty of off-road parking and leads on to a garage behind. To the rear is a genuinely exceptional private enclosed garden with a large area of lawn and a stone paved terrace ideal for seating. There is the additional benefit of a timber storage shed and colourful well-stocked beds.

Agent's notes

As is not uncommon with properties of this age, the agent has been advised that foam spray insulation has been installed in the loft. A quote has been obtained for its removal which is available upon request.

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: C

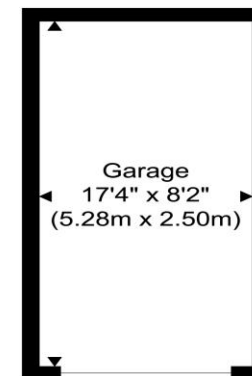
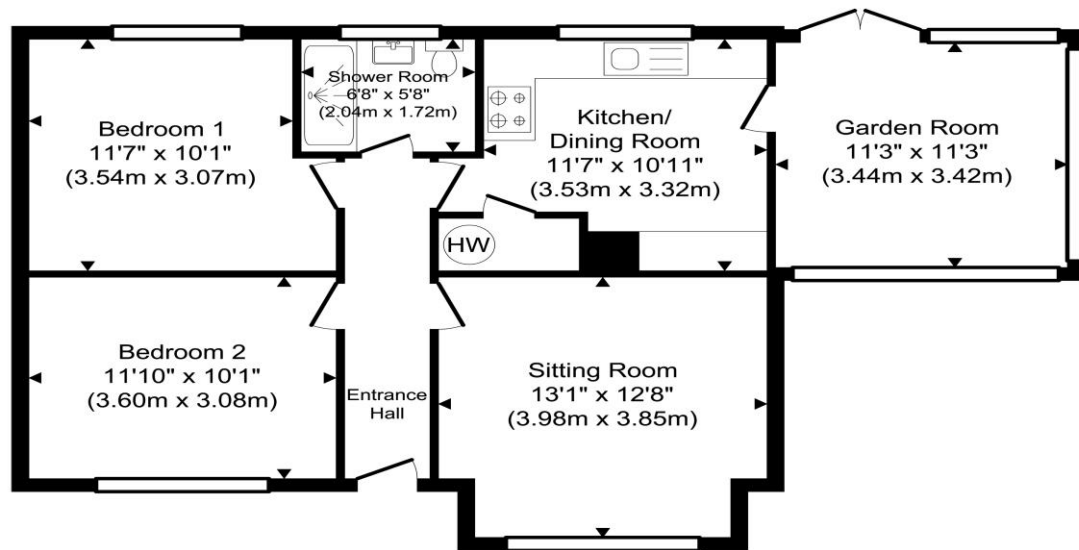
TENURE: Freehold

WHAT3WORDS: shredding.report.softest

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
785.01 sq. ft.
(72.93 sq. m)

Outbuilding
Approximate Floor Area
142.08 sq. ft.
(13.20 sq. m)

TOTAL APPROX. FLOOR AREA 927.09 SQ.FT. (86.13 SQ.M.)

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