

4 Croft Villas,
Glemsford, Suffolk

DAVID BURR









4 Croft Villas, The Croft, Glemsford, Sudbury, Suffolk, CO10 7RU

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).

Converted from a Victorian factory, this charming three bedroom cottage enjoys generous ceiling heights, exposed timbers and sash windows, with a private rear garden, useful outbuilding and ample parking

The Property

You are initially greeted by a welcoming entrance hall with staircase leading to first floor and understairs cupboard for shoes and coats, with a particularly light and spacious sitting room stretching across the back of the property with sash window overlooking the rear garden and French doors leading to the rear terrace. To the front is a well-served shaker style kitchen with stone effect worktop and ample storage, with window offering views to the front. Also accessed of the entrance hall is a cloakroom with three double bedrooms found to the first floor, each with sash windows offering individual views with exposed timbers and built in wardrobes, providing generous storage. These rooms are serviced by a three-piece family bathroom with heated towel rail and neighbouring airing cupboard.

Outside

To the front of the property is a large gravel driveway providing ample off-road parking, with a large terrace to the rear off the property leading onto a wide expanse of lawn with path, bringing you to a useful storage shed and neighbouring greenhouse.

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: D

WHAT3WORDS: ///

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Floorplan to be appended







