

oakheart



£260,000

Hunts Hill, Glemsford



Nestled in the heart of the picturesque Suffolk village of Glemsford, this charming two-bedroom detached home offers generous living space, excellent parking, a well-sized rear garden and NO ONWARD CHAIN, making it an ideal choice for a range of buyers.

Entry is gained via a practical boot room, offering useful storage space and direct access into the well-appointed kitchen. The contemporary and bright kitchen features white shaker units, timber effect worktops, integrated cooking appliances and an inset stainless steel sink and drainer

unit with chrome mixer tap. From here, the ground floor flows into a spacious dining room and a bright, comfortable living room positioned at the front of the home. Additionally, the dining room features a wood-burning stove set within a red brick surround. A separate utility area and a ground-floor shower room sit conveniently off the kitchen. The shower room comprises a low-level WC, wash hand basin and shower cubicle. Two well-proportioned bedrooms are arranged across the property, with one located on the ground floor and the second, an impressively sized double, occupying the entire first floor.

Outside, the property benefits from a private driveway providing off-street parking for two to three vehicles. The un-overlooked rear garden is a generous size, predominantly laid to lawn and bordered by mature shrubs, with a paved seating area making for a peaceful external setting.

Call Oakheart today to arrange your viewing!











Floor 1



Approximate total area⁽¹⁾

75.3 m²811 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	62	85
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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