


DAVID BURR

# 70 Tye Green, Glemsford, Suffolk

# 70 TYE GREEN, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7RG

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 never lived in before new build being offered to let with three double bedrooms, off-road parking, cloakroom and 19ft sitting room with bifold doors onto a private garden.

## A three-bedroom new property with private garden and off-road parking.

**ENTRANCE HALL:** A particularly wide entrance hall with oak open staircase leading to first floor finished with a wood effect flooring that continues into the kitchen/breakfast room and downstairs cloakroom.

**KITCHEN/BREAKFAST ROOM: 14'0" > 11'5" x 11'3"** (4.27m > 3.48m x 3.43m) A double aspect room with large bay window to the front with space for a dining table and chairs. The kitchen is fitted with a wide range of shaker style cupboards with a stone effect worktop, metro tile splashback with integrated composite sink with drainer unit and mixer tap, washing machine, fridge/freezer, oven, ceramic hob and extractor above.

**SITTING ROOM: 19'6" x 14'10"** (5.94m x 4.52m) Stretching across the back of the house, this room enjoys pretty views over the rear garden with bifold doors leading to rear garden terrace.

**CLOAKROOM:** Corner wash hand basin with mixer tap, vanity unit and attractive tile splashback and WC with oak shelf above.

**First Floor**

**LANDING:** Solid wooden doors leading to:-

**BEDROOM 1: 15'7" x 9'8"** (4.75m x 2.95m) A particularly spacious room with large sash window overlooking the rear garden as well as ample space for bedroom furniture.

**BEDROOM 2: 12'0" x 9'5"** (3.66m x 2.87m) A generous size room with sash window offering views over the rear garden.

**BEDROOM 3: 10'7" x 9'8"** (3.23m x 2.95m) Another good size double bedroom with sash window to the front.

**BATHROOM:** A three-piece suite consisting of a large panel bath with metro tile surround, mixer tap, overhead shower, handheld shower and shower screen with both the wash hand basin and WC built into a cleverly designed contemporary vanity unit.

**Outside**

To the front boundary is a red brick wall with the garden being predominantly laid to lawn with footpath leading to front door and block paved drive leading to **OFF-ROAD PARKING** to the rear with rear access gate to the garden.

To the immediate rear of the property you will find a terrace seating area accessed via bifold doors from the large sitting room with sleeper steps leading to a raised lawned walled garden.

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

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**EPC RATING:** Band B – 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

**PRICE:** £1,400 per calendar month

**DEPOSIT:** £1,615.38

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**WHAT3WORDS:** ///nozzles.divisible.enable

**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.









