



**Fourth Avenue, Glemsford, Sudbury CO10 7UA**

**welcome to**

## **Fourth Avenue, Glemsford, Sudbury**

Occupying a generous corner plot with ample off road parking & a large garden is this extended & much improved three bedroom semi detached home, offering well presented & flexible accommodation including spacious lounge and dining room and further enhanced with ground floor W.C & beautiful kitchen.



**Entrance Porch**

Double glazed door to front aspect and double glazed window to side aspect. Radiator. Door leading to:-

**Lounge**

Double glazed window to front aspect and double glazed french doors leading to garden. Stairs rising to first floor. Two radiators.

**Dining Room**

Double glazed window to front aspect. Double glazed french doors leading to side garden. Radiator.

**Kitchen**

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral double oven with inset gas hob. Integral dishwasher. Pantry style understairs cupboard. Radiator.

**Utility Room**

Double glazed window to side aspect and double glazed door leading to side garden. Electric heater. Plumbing for washing machine.

**Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Heated towel rail. Combination boiler.

**Landing**

Double glazed window to side aspect. Access to boarded loft via ladder. Radiator.

**Bedroom One**

Double glazed window to front aspect. Double and single built in wardrobe. Radiator.

**Bedroom Two**

Double glazed window to rear aspect. Double built in wardrobe. Radiator.

**Bedroom Three**

Double glazed window to front aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin, shower cubicle and bath with mixer tap and shower over. Extractor fan, radiator.

**Front Garden**

A driveway and gate lead to the side garden and the remainder is predominantly laid to lawn.

**Side Garden**

Double gates lead to extra parking and this then opens onto the rear garden.

**Rear Garden**

The large rear garden is predominantly laid to lawn with mature shrubs. Two sheds with power connected. Outside tap.



**view this property online** [williamhbrown.co.uk/Property/SUD111015](http://williamhbrown.co.uk/Property/SUD111015)



welcome to

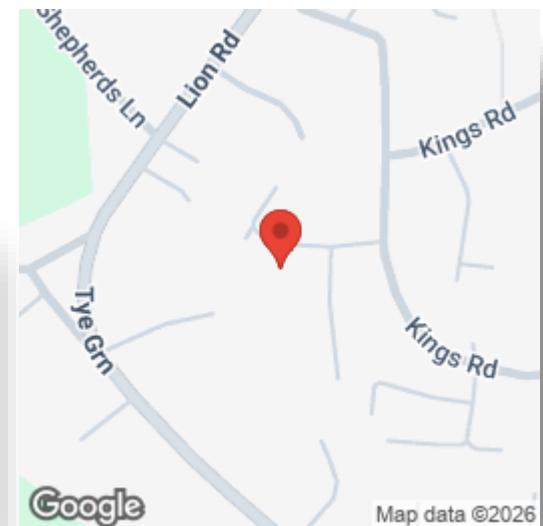
## Fourth Avenue, Glemsford, Sudbury

- Large rear garden
- Three bedrooms
- Extended and much improved
- Spacious lounge and dining room
- Ample off road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£325,000**



**view this property online** [williamhbrown.co.uk/Property/SUD111015](http://williamhbrown.co.uk/Property/SUD111015)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SUD111015 - 0003

 william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)