



**45 Kings Road,
Glemsford, Suffolk**

**DAVID
BURR**



45 KINGS ROAD, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7QY

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).

This spacious four-bedroom detached house has been fully renovated throughout and occupies a corner plot within grounds of 0.2 acres with double garage, home office and a southerly facing garden. Although refurbished throughout, the property offers great scope for extending or development, subject to necessary planning permissions. This property is being offered with **NO ONWARD CHAIN**.

A four-bedroom detached house with southerly facing garden and double garage.

ENTRANCE HALL: An inviting room with open staircase leading to first floor with space for coats and understairs cupboard for shoes. This room has a rather elegant feel with modern dado rail and doors leading to:-

SITTING ROOM: 23'4" x 11'2" (7.11m x 3.40m) A wonderfully large room stretching from front to back with your attention immediately drawn to a gas coal effect fireplace with cast iron grate with detailed stone surround and French doors leading to the rear garden terrace.

KITCHEN/DINING ROOM: 20'9" (max) x 20'2" (6.32m x 0.66m) A wonderfully sociable room in a large L-shape with a newly fitted shaker style kitchen with stone worktop and matching splashback incorporating a one-and-a-half ceramic sink with mixer tap and drainer, electric oven and ceramic hob with extractor above, dishwasher, washing machine and space for large fridge/freezer. Glass panel door leading to rear garden terrace with charming views over both the rear and front garden.

CLOAKROOM: A newly fitted suite consisting of a pedestal wash hand basin with mixer tap and close coupled WC with bespoke fitted understairs storage cupboard.

First Floor

LANDING: Large linen cupboard with useful shelf storage and doors leading to:-

BEDROOM 1: 13'2" x 11'5" (4.01m x 3.48m) A light spacious room with large window overlooking the rear garden with door leading to:-

EN-SUITE: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit and attractive tiled surround, double width built-in low level shower with glass shower screen and panelling surround. Heated towel rail.

BEDROOM 2: 12'1" x 11'5" (3.68m x 3.48m) Another generous double bedroom with large window overlooking the front garden, street scene views and rolling countryside beyond.

BEDROOM 3: 12'5" x 9'4" (3.78m x 2.84m) This room is currently utilised as an occasional bedroom for guests and as a study with two windows overlooking the front garden with built-in wardrobe.

BEDROOM 4: 9'4" x 8'0" (2.84m x 2.44m) A spacious fourth bedroom offering views over the rear garden.

BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap, rolltop bath with traditional Victorian style mixer tap and handheld shower, heated towel rail and stone effect panelling.

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Outside

To the front of the property you will find a driveway that provides ample **OFF-ROAD PARKING** as well as access to the double garage with up-and-over door offering space for two cars as well as further storage to the rear and eaves storage above. The rest of the garden is predominantly laid to lawn with established shrub borders with footpath leading to the front door and side access gate leading to the rear garden. To the immediate rear of the property you will find a large terrace seating area which is a great space for entertaining and to enjoy the south-facing aspect with the rest of the garden being predominantly laid to lawn with established shrub and hedge borders with service door leading to the garage with a further **OFFICE SPACE: 15'1" x 5'10"** (4.60m x 1.78m) to the rear of the **DOUBLE GARAGE: 17'2" x 16'1"** (5.23m x 4.90m) with **GREENHOUSE** beyond.

To the side of the property you will find a further lawned area that could be incorporated into the main rear garden with the demolition of a garden wall offering scope for extending/development, subject to planning permission.

In total the property sits within grounds of circa 0.2 acres.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to 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: E

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 80 mbps download, up to 20 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone

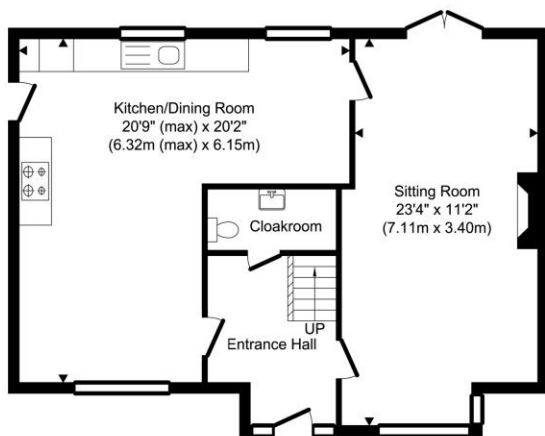
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WHAT3WORDS: ///mended.hazy.zones

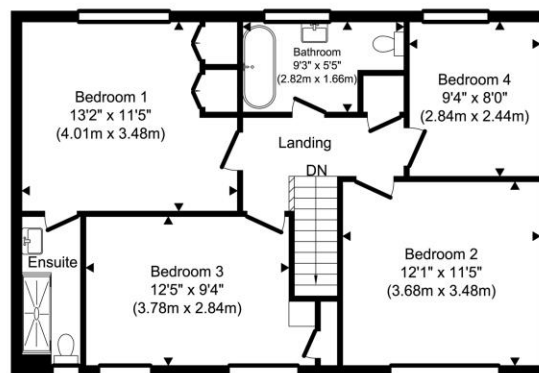
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

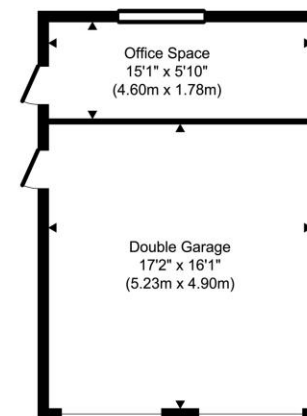
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Ground Floor
Approximate Floor Area
691.47 sq. ft.
(64.24 sq. m)



First Floor
Approximate Floor Area
656.38 sq. ft.
(60.98 sq. m)



Outside
Approximate Floor Area
374.90 sq. ft.
(34.83 sq. m)

TOTAL APPROX. FLOOR AREA 1722.76 SQ.FT. (160.05 SQ.M.)

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