



DAVID
BURR

**2 The Old Orchard,
Glemsford, Suffolk**



2 THE OLD ORCHARD, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7SX

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 three double bedroom detached bungalow is situated in a quiet cul-de-sac position abutting picturesque countryside with off-road parking, garaging and a private rear garden.

A three-bedroom detached bungalow with garden, off-road parking, garaging and countryside views.

ENTRANCE HALL: An inviting space sitting centrally within the property will all rooms leading off of it. Airing cupboard and further cupboard for shoes and coats and doors leading to:-

SITTING ROOM: A particularly elegant room with your attention immediately drawn to the fireplace with inset multifuel burner and stone hearth with useful alcoves for living room furniture. French doors providing pretty views over the rear garden and in turn access to a terrace seating area.

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of traditional shaker style cupboards with a thick granite effect worktop and attractive splashback, integrated one-and-a-half sink with drainer unit, dishwasher, oven and gas hob with space for a large fridge/freezer and dining table with pretty views over the rear garden. Door leading to:-

UTILITY ROOM: Fitted with matching units to the kitchen with granite effect worktop incorporating a sink with drainer unit and mixer tap with attractive tile splashback and space for washing machine.

MASTER BEDROOM: A particularly light room with large window overlooking the rear garden with space for a range of bedroom furniture with door leading to:-

EN-SUITE: A three-piece suite consisting of a pedestal wash hand basin with mixer tap, large walk-in shower cubicle with attractive tile surround and overhead shower, close coupled WC with heated towel rail.

BEDROOM 2: A generous second bedroom with views over the garden with space for a double bed as well as other bedroom furniture.

BEDROOM 3: A good size double bedroom with views over the front garden.

BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap, large panel bath with mixer tap and handheld shower and heated towel rail.

Outside

A large shingle drive leads to a block paved area of **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and power connected with footpath leading to the front door. The rest of the front garden is predominantly laid to lawn with established borders offering seasonal colour as well as rose bushes and shrubs. A side access gate leads you to the rear garden where you will find an initial terrace seating area being a great space for entertaining with the rest of the garden

2 THE OLD ORCHARD, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7SX

predominantly laid to lawn with an established shrub row to the back of the 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.

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.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

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

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

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///desktop.escalated.speedy

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.

2 THE OLD ORCHARD, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7SX



