



**Springhill, George Lane,
Glemsford, Suffolk**

**DAVID
BURR**



SPRINGHILL, GEORGE LANE, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7SB

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 three-bedroom detached house situated on a quiet lane within a well-regarded village with a variety of amenities. The property contains spacious accommodation over two levels which includes a sitting room, dining room and garden room together with a kitchen, utility/boot room and a ground floor cloakroom. Upstairs are three bedrooms (one with en-suite) and a family bathroom. In front of the property is plenty of off-road parking which leads onto a garage as well as a private enclosed garden.

A three-bedroom detached house with garden, garage and parking.

Front door leading to:-

ENTRANCE PORCH: With tiled flooring, space for coats and shoes and a front door leading to:-

ENTRANCE HALL: With attractive brick parquet flooring, staircase rising to first floor and doors leading to:-

SITTING ROOM: A well-proportioned room with a central feature fireplace and uPVC sliding doors opening into:-

GARDEN ROOM: With substantial space and an outlook across the gardens and double doors opening onto the rear.

DINING ROOM: A further well-proportioned reception room.

KITCHEN: With tiled flooring and extensive range of matching base and wall level units with worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side. Appliances include a free-standing electric cooker with extractor fan over, Beko dishwasher, refrigerator and freezer and also with an understairs storage cupboard and **pantry** off.

UTILITY/BOOT ROOM: With tiled flooring and worksurfaces with space for a washing machine below and incorporating a stainless-steel sink. Stable door opening onto terracing and further personnel door leading to garage.

CLOAKROOM: Containing a WC and wash hand basin.

First Floor

LANDING: With access to loft storage space, linen cupboard off and with doors leading to:-

BEDROOM 1: An attractive dual aspect room and with a door leading to:-

EN-SUITE: Containing a shower and a wash hand basin. Chrome heated towel rail.

BEDROOM 2: A further double bedroom with a wash hand basin and a wonderful open view across neighbouring farmland.

BEDROOM 3: With a range of fitted shelving, outlook across the garden and airing cupboard off.

SPRINGHILL, GEORGE LANE, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7SB

BATHROOM: Containing a bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a heated towel rail.

Outside

To the front of the property is a private driveway which provides **OFF-ROAD PARKING** for a number of vehicles and in turn leads onto a:-

GARAGE: With power and light connected, up-and-over door and personnel door leading into the utility/boot room.

To the rear of the property is a private enclosed garden which contains an area of lawn and stone paving which surrounds the property. There is a particularly fine magnolia tree. Range of vegetable beds, **GREENHOUSE** and **STORAGE SHED**.

PRICE: £1,400 pcm

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.

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 C – 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.

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.

FLOORPLAN TO BE APPENDED

