

DAVID
BURR



20 Egremont Street
Glemsford, Suffolk

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Glemsford, Suffolk

A spacious recently built modern high specification family home situated within the centre of this sought after and well served village. The property enjoys off-road parking for multiple vehicles, gardens and is located within a short walk of amenities.



- Spacious and modern high specification family home
- Situated within the centre of this sought after Suffolk village
- Off-road parking for multiple vehicles
- Garden
- Within a short walk of amenities

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INTERIOR

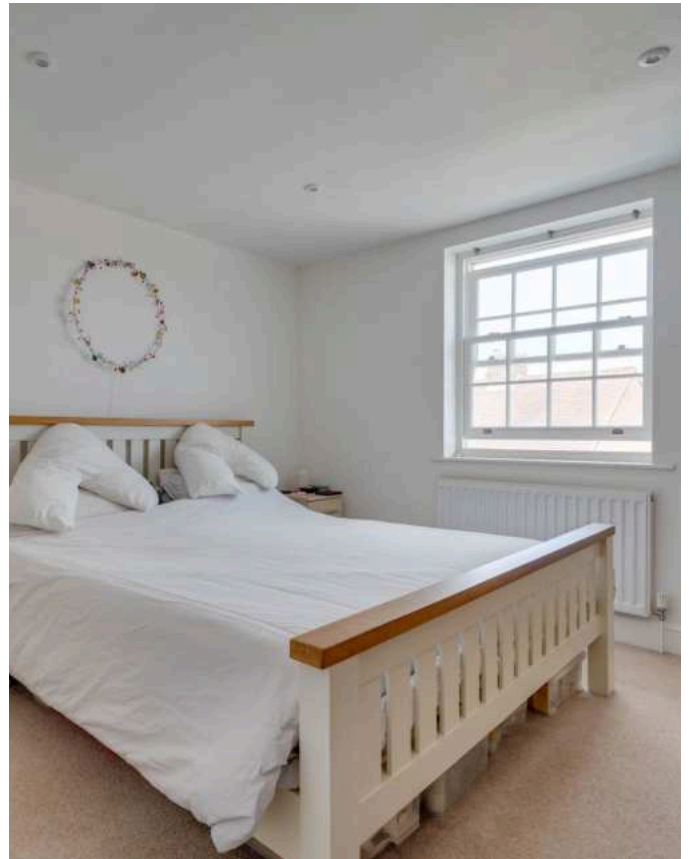
Entrance into HALLWAY with staircase to the first floor and doors to KITCHEN/DINING ROOM this extensively fitted kitchen comprises a range of wall and base units under quartz worktop with inset sink. Integrated appliances include dishwasher, fridge/freezer, double electric oven and four ring electric induction hob, whilst there is plenty of space for dining table and chairs, bi-fold doors lead out and a door to the UTILITY ROOM with a further range of base units under quartz worktop with sink inset. Space and plumbing for washing machine and tumble dryer. SITTING ROOM a generous and light reception room with bi-fold doors opening to the terrace and STUDY with outlook to the front which could also be utilised as a children's playroom. CLOAKROOM with WC, wash hand basin and heated towel rail.

FIRST FLOOR

A generous LANDING AREA with THREE double BEDROOMS, one with En-Suite and a stylishly fitted FAMILY BATHROOM.

EXTERIOR

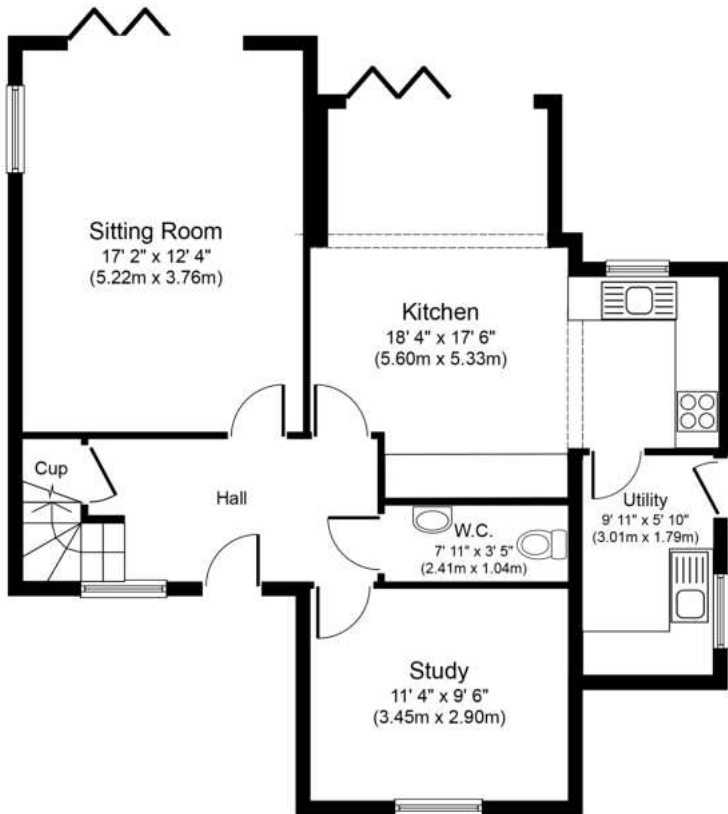
To the front the property enjoys a small low-maintenance front garden with steps leading to the front door. Access to the parking area is via the shared driveway with allocated parking to the rear for multiple vehicles. A gate leads into the walled rear gardens with an area of traditional lawn interspersed with a range of planting and a large Al Fresco dining terrace, ideal for entertaining. The grounds further feature a large area of side garden that has been cleverly created to provide fitted storage externally.



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Floorplan



Ground Floor
Approximate Floor Area
780 sq. ft.
(72.5 sq. m.)



First Floor
Approximate Floor Area
598 sq. ft.
(55.6 sq. m.)

ist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

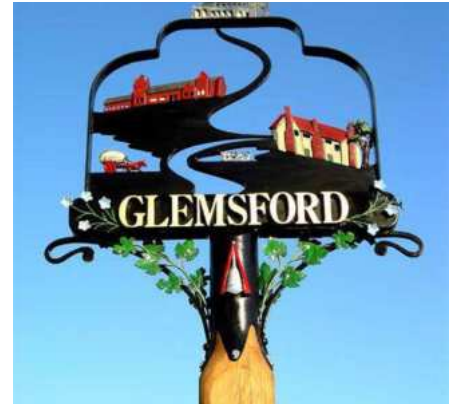
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Glemsford, Suffolk

Glemsford is a popular village situated to the west of Long Melford. The village offers many amenities including a school, doctor's 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).



Material Information

SERVICES: Mains water and private drainage/mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 7FL.

EPC: Band B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom); Broadband: Yes. Speed up to 900 mpbs download, up to 900 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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