

DAVID  
BURR

**57 BROOK STREET, GLEMSFORD,  
SUDBURY, SUFFOLK. CO10 7PL**



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 charming period cottage occupies a lovely position within walking distance of the village amenities in one direction and countryside walks in the other. The property retains character and has the added benefit of off-road parking and a generous established rear garden.

**A charming Victorian cottage with off-road parking  
and generous garden.**

**Guide £220,000**

**LONG MELFORD (01787) 883144**

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*Clare*

*Leavenheath*

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## 57 BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK. CO10 7PL

**SITTING ROOM:** 3.6m x 3.35m. (11'10" x 11'). A charming room with a large sash window, original brick floor and fireplace with inset coal effect gas fire with attractive tiled slips, moulded wood surround and stone hearth. Pine door to

**KITCHEN/BREAKFAST ROOM:** 3.45m into recess x 2.43m. (11'4" into recess x 8'). A recessed area has a clever fitted table. A brick floor runs throughout and there are a range of units with work-tops incorporating a stainless-steel single drainer sink unit with mixer tap over. Integrated electric oven with gas four ring hob over. Plumbing for dishwasher.

**UTILITY ROOM:** 1.82m x 1.7m. (6' x 5.7"). A useful area with fitted storage cupboard, tiled floor, plumbing for washing machine, work-top and door to garden.

### First floor

**LANDING:** Doors to:-

**BEDROOM 1:** 3.47m x 2.74m plus recess. (11'5" x 9' plus recess). With a large sash window, fitted storage cupboard and a recessed area complete with built-in wardrobe.

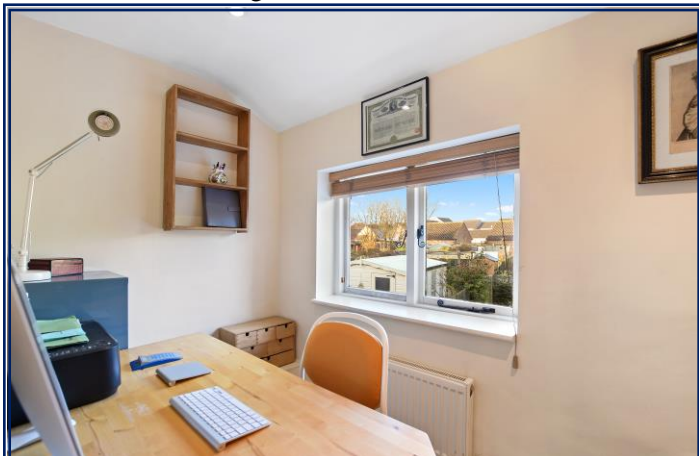
**BEDROOM 2:** 2.61m x 1.39m. (8'7" x 4'7"). Whilst modest in size, nonetheless making a useful occasional bedroom and finished with a fitted desk area and enjoying lovely views over the rear garden.

**BATHROOM:** Attractively tiled with bath with separate shower over, heated towel rail, WC and wash hand basin. Useful linen cupboard.

### Outside

To the front of the property, a gravel drive provides **OFF-ROAD PARKING**.

The rear garden is one of the property's most attractive features, generous in size and incorporating different areas of shingle, expanse of lawn and a vegetable garden all complemented by established hedges, fruit trees, roses and storage sheds.



### AGENTS NOTE

As is not uncommon with properties of this ilk a pedestrian right of access exists over part of the rear garden for the benefit of neighbouring properties.

**SERVICES:** Main water, drainage and electricity connected. Gas fired heating to radiators. **NOTE:** None of the services have been tested by the agent.

**EPC RATING:** Band D - A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** B

**TENURE:** Freehold

**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.

