



**2 Radford Drive,
Glemsford, Sudbury, Suffolk**

**DAVID
BURR**

2 RADFORD DRIVE, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7FU

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).

An extremely well-presented detached bungalow constructed in 2020. The property contains bright and well laid out accommodation including an open-plan kitchen/dining/living room, three bedrooms (master with en-suite) and a family bathroom as well as a useful utility cupboard. There is the further benefit of private off-road parking, a garage and a generous garden.

A detached three-bedroom bungalow with parking, garage and private gardens.

Oak framed porch with front door leading to:-

ENTRANCE HALL: A spacious area with laminate wood effect flooring which continues throughout much of the property and with access to loft storage space, useful storage cupboard off and with oak effect doors leading to:-

KITCHEN/DINING/LIVING ROOM: 22'10" x 20' 5" (6.97m x 6.24m) A particularly bright triple aspect room with a continuation of laminate wood effect flooring and windows on two sides with slated plantation shutters. Floor-to-ceiling uPVC double-glazed windows with double doors opening onto terracing. Plenty of space for seating and a dining table and chairs and with a fitted kitchen with Quartz worksurfaces which incorporate a Samsung four-ring induction hob with Quartz splashback and Samsung extractor over and also a stainless-steel sink with mixer tap above. Fitted appliances include a Samsung dishwasher and Samsung electric combination oven together with a refrigerator and freezer.

MASTER BEDROOM: 14' 6" x 11' 8" (4.44m x 3.56m) A comfortable double room with a pretty view over the property's garden and with door leading to:-

EN-SUITE:- Containing a corner shower with glass sliding doors, WC, wash hand basin with storage unit below and a chrome heated towel rail.

BEDROOM 2: 10" x 9' 5" (3.00m x 2.89m) A flexible room with a view over the property's approach which is currently used as a hobbies room.

BEDROOM 3: 9' 8" x 8' 9" (2.97m x 2.67m) A versatile room with a view to the rear.

BATHROOM: Containing a panel bath with tile surround with shower and contemporary tap over. 'Ideal standard' WC, wash hand basin with storage unit below and chrome heated towel rail.

UTILITY CUPBOARD: A useful area with space and plumbing for a washing machine.

Outside

The property is approached via a shingle driveway which serves just four properties and leads onto an area of **OFF-ROAD PARKING** which in turn leads onto a:-

GARAGE: With timber door and power and light connected.

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The property's rear garden is particularly spacious and contains a large expanse of lawn enclosed by fencing and herbaceous borders. Adjacent to the property itself is a large stone paved terrace ideal for dining alfresco and with a pathway which leads to the rear and onto the garage.

SERVICES: Main water and drainage. Main electricity. Underfloor gas fired heating. **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

WHAT3WORDS: <https://what3words.com/rules.dreamers.issued>

VIEWING: Strictly by prior appointment only through DAVID BURR.

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