



DAVID
BURR

**The White House, 30 Hunts Hill,
Glemsford, Suffolk**



THE WHITE HOUSE, 30 HUNTS HILL, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7RP

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 thought to date back to approximately 1929 which contains bright accommodation over two levels which includes a sitting room, dining room and garden room together with a utility/study and kitchen/breakfast room as well as a ground floor bathroom and separate cloakroom. Upstairs are three double bedrooms. Outside, in front of the property is a private driveway which provides plenty of off-road parking whilst to the rear is a sunny west facing garden with a home office/bar, hot tub and the additional benefit of two timber storage sheds. **NO ONWARD CHAIN.**

A three-bedroom detached house in a well-served village with west facing garden.

PORCH: With front door with stained-glass door leading to:-

ENTRANCE HALL: With space for coats and shoes, staircase rising to first floor and wood panel doors leading to:-

SITTING ROOM: With plenty of space for seating and an exposed mellow red brick chimney breast with inset wood burning stove, wood panelling with dado and picture rail throughout and double doors leading through to the study/utility.

DINING ROOM: With exposed floorboards, feature fireplace with exposed mellow red brick chimney breast and a tiled hearth and a sash window allowing for plenty of natural light. Arched opening leading to:-

KITCHEN/BREAKFAST ROOM: Containing a matching range of base and wall level units with worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space for free-standing range cooker, space for American style refrigerator/freezer, space and plumbing for both a dishwasher and washing machine. Breakfast bar providing an area of seating and with a useful **PANTRY** cupboard off. Stable door leading to:-

UTILITY/STUDY: A versatile area currently used as space to work from home and with space for a tumble dryer and additional appliance if required. Window with a view over the rear garden and door leading to:-

GARDEN ROOM: With tiled flooring and double doors opening onto the garden and providing an area of seating.

Lobby: With tiled flooring, storage shelving and doors leading to:-

BATHROOM: Containing a tiled corner bath with mixer tap over, separate tiled shower cubicle and a pedestal wash hand basin.

CLOAKROOM: Containing a WC and a pedestal wash hand basin.

First Floor

LANDING: With access to loft storage space and with a useful double wardrobe with inset shelving and hanging rails. Doors leading to:-

BEDROOM 1: A well-proportioned dual aspect double bedroom.

BEDROOM 2: With exposed floorboards and dual aspect with a wonderful open outlook over the valley.

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BEDROOM 3: An ideal guest room with a view over the rear garden.

Outside

In front of the property is a private driveway which provides plenty of **OFF-ROAD PARKING** with the potential to create additional parking if required. Adjacent to the driveway is an expanse of lawn and a gate which leads down to a:-

WORKSHOP: Of timber construction and with wooden double doors.

To the rear of the property is a private enclosed west facing garden with an area of lawn containing a mature apple tree and a stone pathway leading to:-

TIMBER CABIN/BAR: A versatile room with insulation, power and light which is currently set up as a home bar.

Adjacent to the property itself is a decked terrace containing a hot tub with a metal pergola over while to the rear is an area of hardstanding suitable for a storage shed or additional area of seating. The driveway continues past the property and onto a further **TIMBER STORAGE SHED**.

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

AGENT'S NOTES

The property is situated in a conservation area.

EPC RATING: Band D – 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

WHAT3WORDS: airports.hopping.dialects

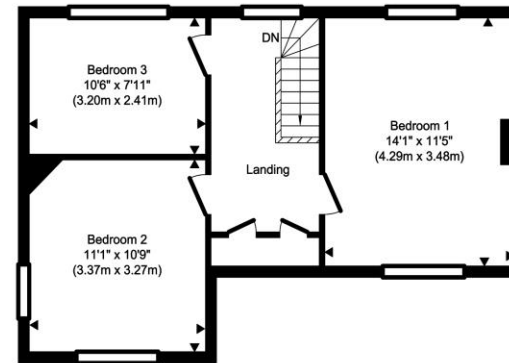
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

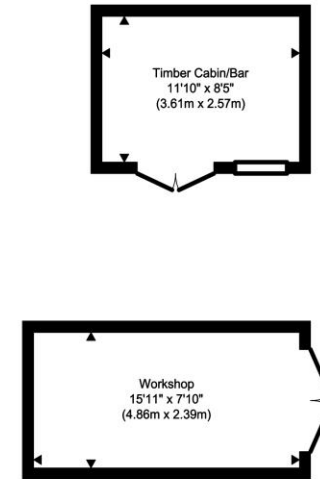
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Ground Floor
Approximate Floor Area
789.64 sq. ft.
(73.36 sq. m)



First Floor
Approximate Floor Area
469.09 sq. ft.
(43.58 sq. m)



Outbuildings
Approximate Floor Area
224.75 sq. ft.
(20.88 sq. m)

TOTAL APPROX. FLOOR AREA 1483.48 SQ.FT. (137.82 SQ.M.)

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