



**61 Kings Road,
Glemsford, Suffolk**

**DAVID
BURR**



61 KINGS ROAD, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7QY

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 spacious well-presented three-bedroom detached house with ample off-road parking, garage, large kitchen/dining room and private walled garden.

A three-bedroom detached house with private garden and parking.

Front door leading to:-

ENTRANCE HALL: An inviting space with useful alcove shelving for shoes with space for coats, stairs leading to first floor and doors leading to:-

KITCHEN/DINING ROOM: 14'9" x 11'8" (4.50m x 3.56m) A light triple aspect room with pretty views over the walled garden. The kitchen is fitted with a wide range of modern shaker style cupboards with a thick oak worktop and attractive tile splashback. Integrated appliances include a one-and-a-half sink with mixer tap, oven, gas hob with extractor over with space for a dishwasher, washing machine and large fridge/freezer. Further cool storage can also be found in a useful understairs pantry and there is also a side access door leading to both the front and rear of the property.

SITTING ROOM: 14'9" x 11'5" (4.50m x 3.48m) An elegant room with dado rail, electric feature fireplace and large bay window overlooking the front with French doors leading to:-

GARDEN ROOM: 11'11" x 7'10" (3.63m x 2.39m) A generous size room offering panoramic views over the rear garden with French doors leading to terrace seating area.

First Floor

LANDING: Views over the rear garden and large airing cupboard with shelving, recently fitted combi boiler (2020) and with doors leading to:-

BEDROOM 1: 11'8" x 8'5" (3.56m x 2.57m) A particularly spacious room with large window to the front and built-in wardrobe.

BEDROOM 2: 8'1" x 7'8" (2.46m x 2.34m) With space for a double bed and side table with views over the walled rear garden.

BEDROOM 3: 11'6" > 6'8" x 11'5" (3.51m > 2.03m x 3.48m) A generous third room with built-in wardrobe and large window to front.

BATHROOM: A three-piece suite consisting of a wash hand basin, WC and large panel bath with overhead shower and shower screen with attractive tile surround.

Outside

To the front of the property is a shingle drive that provides **OFF-ROAD PARKING** with a block paved footpath leading to the front door and side access gate leading to the rear garden. To the rear of the property is a further driveway that provides more off-road parking and access to the garage which has up-and-over door and power connected with service door leading to rear garden.

The rear walled garden has been landscaped for low maintenance and is predominantly laid to lawn with initial terrace seating area being a great space for entertaining with some raised shingle borders ideal for potted

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plants with a further bench seating area towards the back of the garden surrounded by climbers offering seasonal colour.

GARAGE: 16'11" x 8'3" (5.16m x 2.51m)

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 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: C

TENURE: Freehold

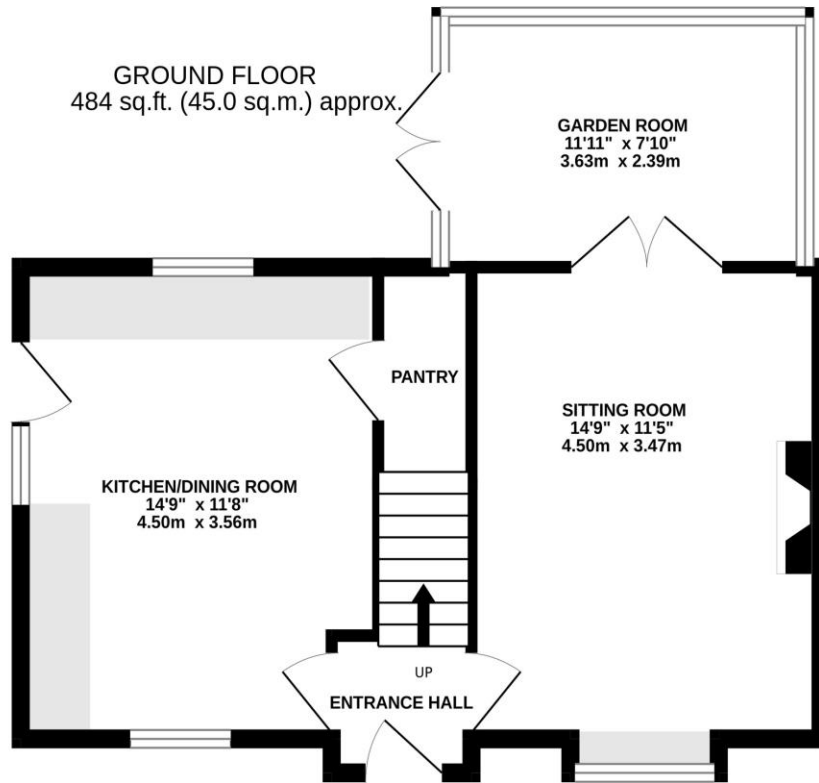
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VIEWING: Strictly by prior appointment only through DAVID BURR.

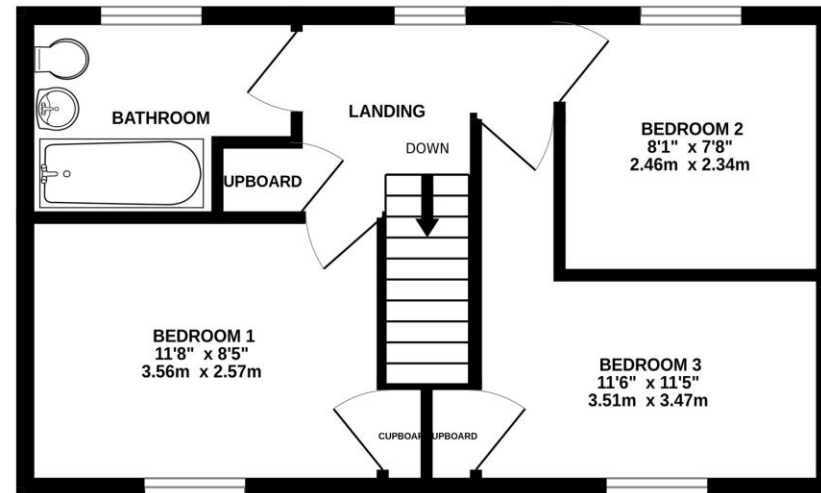
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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

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