



**19 Fair Green
Glemsford, Suffolk**

**DAVID
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19 Fair Green, Glemsford, Sudbury, Suffolk, CO10 7PH

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 late Victorian semi-detached village home offering well-presented accommodation over three levels. On the ground floor an entrance vestibule leads through to the sitting room, dining room and kitchen with a useful pantry cupboard off and a utility/cloakroom. Over the first and second floors are three bedrooms and a bathroom. There is the additional benefit of a private driveway providing off-road parking which leads onto a garage and there are sunny south-west facing gardens with attractive areas of seating, generous lawns and summer house. Offered with no onward chain.

A charming three bedroom late Victorian village home overlooking the greensward and in close walking distance to village amenities.

Front door with stained glass inserts leading to:

ENTRANCE VESTIBULE: With wood flooring, fitted barrier matting and with space for coats and shoes and a further timber and glass panelled door leading to:-

SITTING ROOM: A well-proportioned and characterful room with exposed wood floorboards, picture rail running throughout and a central fireplace with inset Yeoman Devon woodburning stove situated on a tiled hearth and with fitted storage and display shelving to the side of the chimney breast. Opening leading to:-

DINING ROOM: With travertine limestone flooring with underfloor heating below and providing plenty of room for a large dining table and chairs adjacent to a pretty cast iron Victorian-style feature fireplace with fitted storage either side of the chimney breast. uPVC double door opening onto terracing and a south-west facing aspect over the rear garden. Staircase rising to first floor with useful understairs storage cupboard off and an opening leading to:-

KITCHEN: With vaulted ceiling and exposed timbers and containing a range of Shaker-style units with solid wood work surfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side. Space for a range cooker with Hoover extractor fan over, integrated refrigerator and freezer and space and plumbing for a dishwasher. Window with a view over the garden.

PANTRY: A useful area with fitted shelving and a door leading into:-

UTILITY/CLOAKROOM: With a continuation of travertine limestone flooring and containing a WC and a wash hand basin with tiled splashback and storage below. Space and plumbing for a washing machine and space for a stacked tumbler dryer over.

First Floor

LANDING: With staircase rising to second floor and doors leading to:-

BEDROOM 1: With wood-effect vinyl flooring, extensive fitted storage with both wardrobes and drawers and twin double-glazed sash windows with an outlook over Fair Green.

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BATHROOM: Containing a contemporary double-ended freestanding bath with mixer tap and shower attachment over, WC and double wash hand basin with storage below. Separate tiled shower cubicle with rainfall-style shower head and additional attachment below and a glass screen door. Tongue and groove panelling throughout and a heated towel rail.

BEDROOM 2: A further double bedroom with an outlook across the rear garden and with useful eaves storage cupboards off.

BEDROOM 3: A further double bedroom with an outlook to the front and a range of fitted storage.

Outside

To the front of the property a private driveway provides **OFF-ROAD PARKING** for around two vehicles and leads onto a:-

GARAGE with timber double doors, power and light connected and a personnel door to the side.

The property's rear garden enjoys a south-west facing aspect and therefore receives plenty of sunlight through the day. To the rear of the property is a stone-paved terrace and an area of decking which provides an attractive area of seating, adjacent to which stands an attractive carp pond. The gardens continue with an area of lawn which is bordered by numerous mature trees including Acer, apple, plum, fig and pear. Stone paving leads down to the rear of the garden with an attractive:-

SUMMERHOUSE/STUDIO: Which caters to a variety of needs including use as a hobbies room, home gym or for storage.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. Underfloor heating throughout the kitchen and dining area. **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

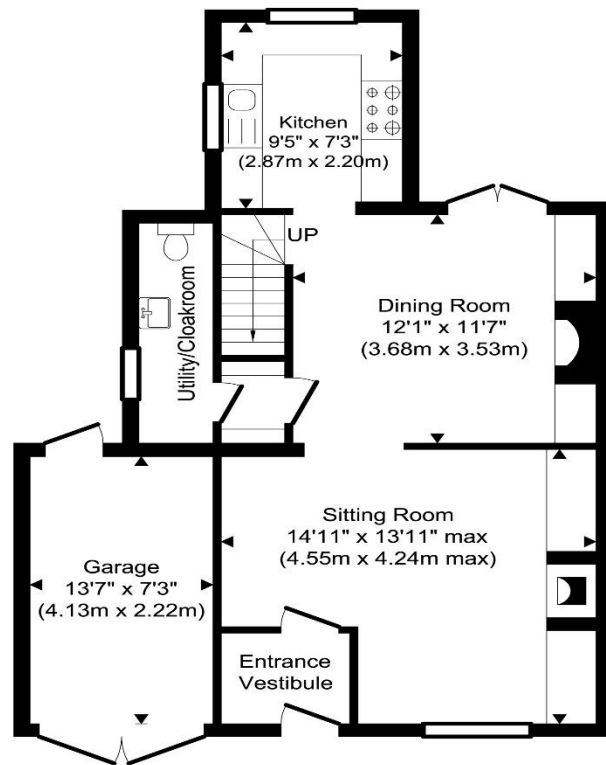
CONSTRUCTION TYPE: Brick

WHAT3WORDS: clips.agreeable.charm

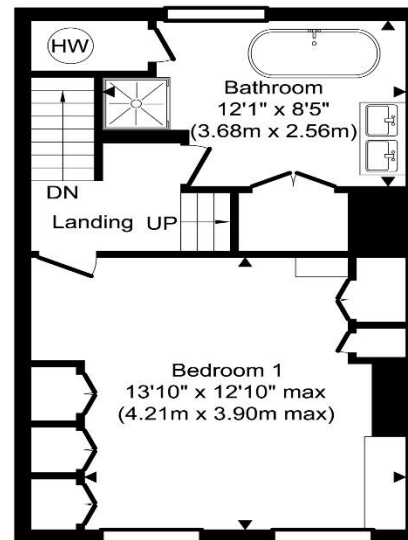
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

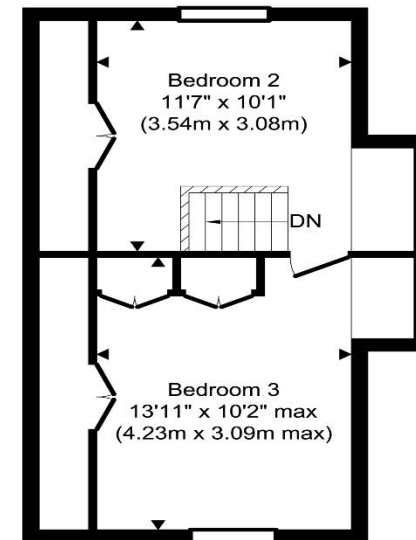
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Ground Floor
Approximate Floor Area
597.71 sq. ft.
(55.53 sq. m)



First Floor
Approximate Floor Area
385.34 sq. ft.
(35.80 sq. m)



Second Floor
Approximate Floor Area
345.09 sq. ft.
(32.06 sq. m)

TOTAL APPROX. FLOOR AREA 1328.15 SQ.FT. (123.39 SQ.M.)

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