



Egremont Street, Glemsford, Sudbury CO10 7SA

welcome to

Egremont Street, Glemsford, Sudbury

NO ONWARD CHAIN This stunning non-listed 17th century home is brimming with character, is incredibly well presented throughout, and includes three reception rooms and a bespoke kitchen. This beautiful home is then enhanced with a private garden, garage and parking.

Lounge

22' 9" x 13' (6.93m x 3.96m)

Entrance door to front aspect. Two windows to front aspect and double glazed window to side aspect. Exposed timbers and brickwork. Large inglenook fireplace. Two radiators. Stairway leading to bedroom three.

Dining Room

16' 9" x 9' 10" (5.11m x 3.00m)

Double glazed bay window and door to front aspect. Exposed timbers and brickwork. Large inglenook fireplace. Double doors leading to sitting room and door leading to bathroom.

Bathroom

Double glazed windows to front and side aspects. Modern suite comprising low level WC, vanity wash hand basin and freestanding bath. Exposed timbers, heated towel rail.

Sitting Room

9' 3" x 5' 4" (2.82m x 1.63m)

Double glazed french doors leading to garden. Double doors leading to ground floor bedroom. Radiator.

Ground Floor Bedroom

9' 3" x 6' 4" (2.82m x 1.93m)

Radiator. Door leading to:-

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, storage cupboard, radiator.

Kitchen

14' 11" x 9' 8" (4.55m x 2.95m)

Three windows to rear aspect. Bespoke fitted

kitchen with a range of units, butler sink set into granite worktop. Space for range cooker with hood over. Integral dishwasher. Radiator. Doors leading to utility room and garden room.

Utility Room

9' 2" x 5' 5" (2.79m x 1.65m)

Window to rear aspect. Sink with mixer taps set into worktop. Plumbing for washing machine. Radiator.

Garden Room

10' 9" x 10' 4" (3.28m x 3.15m)

Double glazed windows to side and rear aspects with views into the garden. Double glazed french doors leading to garden. Exposed timbers. Radiator.

Landing

Window to front aspect. Exposed chimney breast. Doors leading to bedrooms one and two.

Bedroom One

13' 10" x 11' 6" (4.22m x 3.51m)

Window to front aspect. Exposed timbers. Built in wardrobe. Radiator. door leading to:-

Ensuite

Window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Built in storage. Steps leading to a loft area used as a dressing room with built in wardrobes.

Bedroom Two

12' 8" x 10' 9" (3.86m x 3.28m)

Window to front aspect. Built in wardrobes, exposed timbers, radiator. Door leading to:-

Bedroom Three

11' 11" x 11' 5" (3.63m x 3.48m)





Accessed by either bedroom two or stairwell from lounge. Window to front and side aspects. Exposed timbers and brickwork. Built in wardrobes, radiator.

Rear Garden

The private rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with a shingle seating area currently housing a hot tub. Side and rear gate access leading to parking and a detached garage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Egremont Street, Glemsford, Sudbury

- Three spacious reception rooms
- Off road parking and garage
- Bespoke kitchen and utility room
- Detached character cottage
- Recently re-thatched

Tenure: Freehold EPC Rating: F

Council Tax Band: D

offers in excess of

£650,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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