



- Three Bedrooms
- Parking For Three Cars
- Kitchen/Diner
- Private Rear Garden
- Family Bathroom, En Suite & Cloakroom
- Village Location

### 9 Brook Street, Glemsford, Sudbury, Suffolk. CO10 7PL.

Welcome to Bird Song Cottage, a charming three-bedroom detached house nestled in the heart of Glemsford. This delightful home offers a perfect blend of modern living and comfort, ideal for families or those looking to upsize.



# Property Details.

## Room Measurements

### Entrance Hall

### Living Room



15' 8" x 10' 11" (4.78m x 3.33m)

### Kitchen/Diner



17' 2" x 8' 8" (5.23m x 2.64m)

### Cloakroom

## First Floor

### Bedroom One



10' 5" x 10' 4" (3.17m x 3.15m)

### En Suite

### Bedroom Two



10' 3" x 9' 6" (3.12m x 2.90m)

### Bedroom Three



8' 11" x 7' 3" (2.72m x 2.21m)

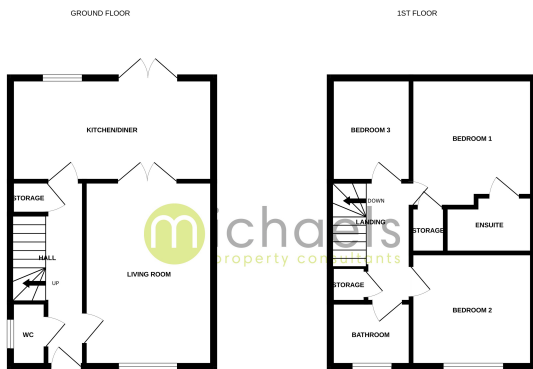
# Property Details.

## Family Bathroom



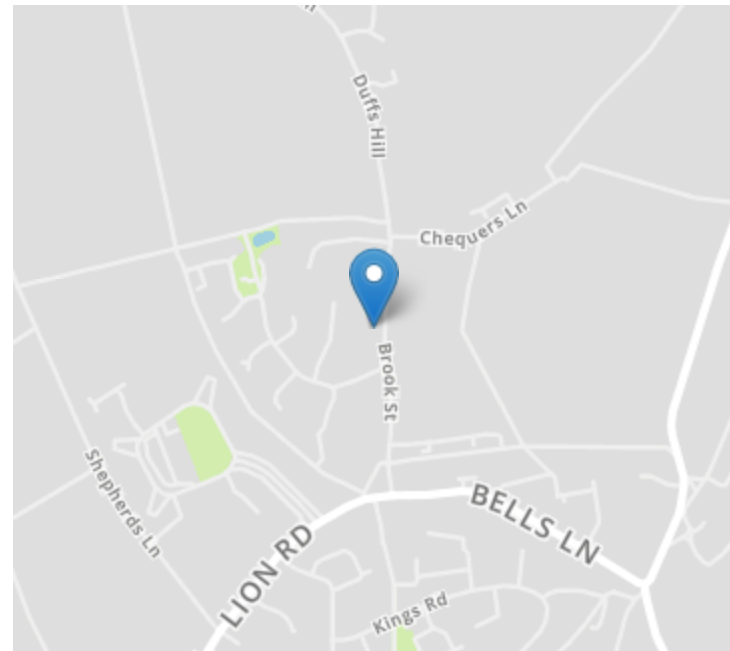
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of space, volume, levels and the plan form are approximate and do not necessarily conform to any particular plan or the finished floor. The plan is for general guidance only and should not be used as a basis for any purchase. The services, systems and appliances shown are not tested and not guaranteed to be in full compliance with any applicable laws.

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.