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## **GLENHOLME, BRENT ELEIGH ROAD, LAVENHAM, SUFFOLK, CO10 5PE**

- 5 miles to Long Melford
- 7 miles to Sudbury
- (branchline to London/Liverpool Street)
- 12 miles to Bury St Edmunds

Renovation Opportunity • Semi-Detached • 4 Bedrooms • 2 Reception Rooms • 2 Bathrooms • Kitchen • Village Location • Garden • 0.3 acres of Land EPC rating E

### **DESCRIPTION**

Glenholme dates back to the Victorian era, and over a period of time, has been extended to now provide flexible accommodation, totalling just under 1,500 sq ft. The property does require refurbishment but provides exciting opportunities to future buyers. The property offers a kitchen/breakfast room, a home office with rear access, with an adjacent wet room. This could be converted to a spacious open plan kitchen/breakfast room with doors out to the terrace and gardens. To the front and the original part of the house, offers a formal dining room, through into a large sitting room and a further snug/downstairs bedroom.

Upstairs offers 3 large double bedrooms with a decent family bathroom .

### **OUTSIDE**

Outside forms a further important feature and attraction, as the property has its own entrance, with parking for 2/3 cars, and around a third of an acre of gardens, mainly laid to lawn with established borders all facing due south. There is also the footprint of garage, which can be reinstated.

**A RARE AND EXCITING OPPORTUNITY TO ACQUIRE A LARGE 3/4 BEDROOM PROPERTY, SET IN 0.3 OF AN ACRE, WHILST BEING IN WALKING DISTANCE OF THE POPULAR VILLAGE OF LAVENHAM.**





## LOCATION

Lavenham is famed as the best preserved medieval village in England with about 340 listed buildings, all of which are centred around a delightful village square which features The Guildhall. The village offers an excellent selection of amenities including a post office, butchers, bakery, grocery stores, pharmacy and more. In addition, there are many popular restaurants, pubs, galleries, hotels and the award winning Weaver's Spa at The Swan Hotel.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity, gas and drainage

**Local Authority:** Babergh and Mid Suffolk

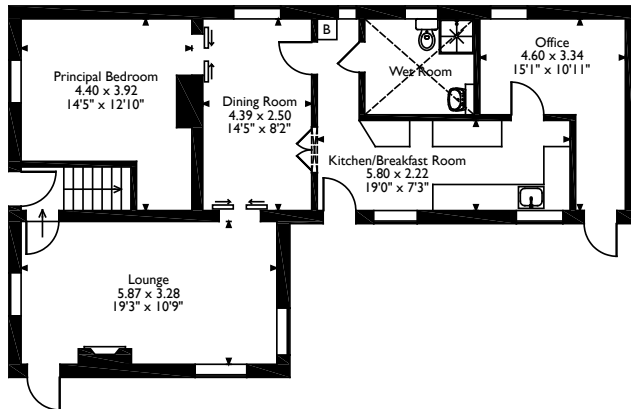
**Council Tax:** Band D

**Viewings:** By appointment with Carter Jonas  
Tel: 01787 882881

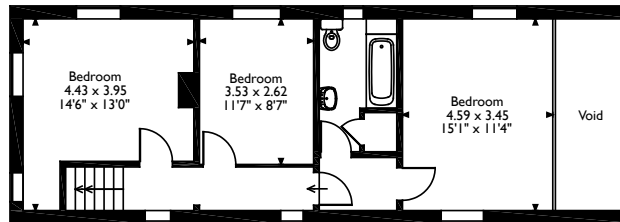
**What3Words:** ///defectors.linked.placidly



Glenholm, Brent Eleigh Road, Sudbury, Suffolk  
Approximate Gross Internal Area  
136 Sq M/1464 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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