



**£110,250**

Skylark Way, Long Melford, Sudbury,  
Suffolk





## The Property

This two-bedroom semi-detached home offers comfortable, well-designed living space. The entrance hall leads to a bright living room with a large front-facing window, filling the room with natural light.

The kitchen/dining area is thoughtfully designed with ample worktop space, plenty of cupboards, and integrated appliances, including an oven, hob, extractor fan, and an inset sink. There's space for white goods. The dining area is filled with light from both the kitchen window and the door to the rear garden.

On the ground floor, there's also a convenient WC.

Upstairs, the first bedroom is generously sized with ample natural light and a built-in wardrobe. The second bedroom is similarly spacious and bright. The bathroom, serving both bedrooms, features a bath with a shower overhead, a sink, and a toilet.

The rear garden provides a peaceful retreat with a patio, lawned area, and a shed for extra storage. There's also a secondary entrance into the property from the garden. At the front, you'll find a neat garden and off-road parking, adding convenience.

## The Location

Long Melford, Suffolk, is a charming village blending history with modern convenience. Known for its well-preserved Tudor and medieval buildings, including Long Melford Hall, a National Trust property, the village offers a journey through history with timber-framed houses and beautiful churches.

The village is a shopper's haven, with independent boutiques, antique shops, and art galleries. It also boasts a vibrant culinary scene, with cafes and restaurants serving traditional and contemporary dishes made from locally sourced ingredients.

Surrounded by countryside and the River Stour, Long Melford is ideal for outdoor activities, offering scenic walks, bike rides, and peaceful picnics. The village hosts local events, fairs, and festivals, fostering a strong community spirit. Families will appreciate the excellent schools in the area.

Long Melford is well-connected to major transport routes, with easy access to Suffolk and beyond. Nearby Sudbury offers additional amenities.









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**Approximate total area<sup>m</sup>**  
783.95 ft<sup>2</sup>  
72.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council & Council Tax Band – Babergh District Council - Band C

Tenure – Leasehold

Lease Length – 123 years remaining on lease

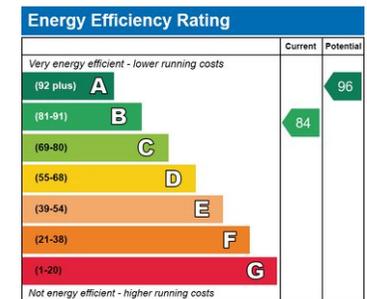
Service Charge – £55.57 PCM

Full Price - £315,000

Share Advertised - 35%

Rent - £ 516.78 PCM based on 35% share

Broadband – Ultrafast broadband available, with download speed of up to 1800 Mbps and upload speeds of up to 200 Mbps available



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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