



BANKSIDE

Long Melford | Suffolk



Chapman Stickels

BANKSIDE, WITHINDALE LANE, LONG MELFORD, SUFFOLK, CO10 9HS

Colchester 17 miles / Bury St Edmunds 15 miles / Sudbury 2.5 miles

- Entrance hall • Sitting room • Kitchen / dining room •
- Utility room • Three bedrooms • Ensuite shower room •
- Family bathroom • Off-road parking •
- Detached single garage • Private west facing gardens •
- In all, 0.266 acres •

The Property

Discreetly located along a minor 'no through road', Bankside is one of just two bungalows which were built in 2007.

Coupled with its secluded setting - which is a key attribute, Bankside also covers a particularly generous plot, which is seldomly associated with modern properties. Moreover, the private gardens enjoy a west facing aspect, which backs onto a wooded area abutting the Stour Valley.

Internally, the bungalow takes full advantage of the delightful views over the entire main garden and woodland beyond via the rear twin aspect sitting room and kitchen / dining room. The latter is fitted on two walls with worksurfaces, and a comprehensive range of base and eye level units. Integral appliances include gas hob, double oven and grill, fridge and dishwasher. Providing external side access, the adjacent utility room provides further storage and worksurfaces, as well as the gas fired boiler.

The three bedrooms are set around a very spacious and welcoming entrance hall, where the main front bedroom provides an ensuite bathroom.

A DETACHED BUNGALOW OCCUPYING A SECLUDED VILLAGE SETTING TOGETHER WITH PARKING, GARAGE AND PRIVATE WEST FACING GARDENS



Outside, Bankside is approached over a private lane which serves just two further residential properties. The front area chiefly consists of a driveway, which leads to a detached single garage. The garden to the rear comprises a patio with an adjacent lawn, which ascends towards the far western boundary with a wooded area beyond.

Location

Long Melford Long Melford is frequently voted amongst the top 20 most sought-after villages in England and Wales. There is an excellent range of shops, restaurants, pubs, doctors' surgery, a primary school, hotels and two Tudor mansions - Kentwell Hall and Melford Hall – both of which are open to the public. The market town of Sudbury (2 miles) provides a rail link to London's Liverpool Street via Marks Tey (about 80 minutes). Alternatively, there is a mainline service from Colchester with fastest trains taking about 48 minutes. The historic market town of Bury St Edmunds lies 10 miles to the north.

Services

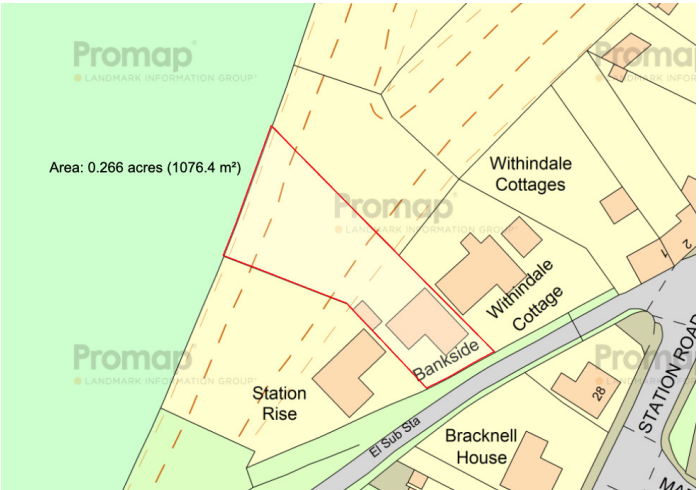
We understand all mains service are connected.

EPC Rating

Current C (77). Potential B (88).

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E (2025)

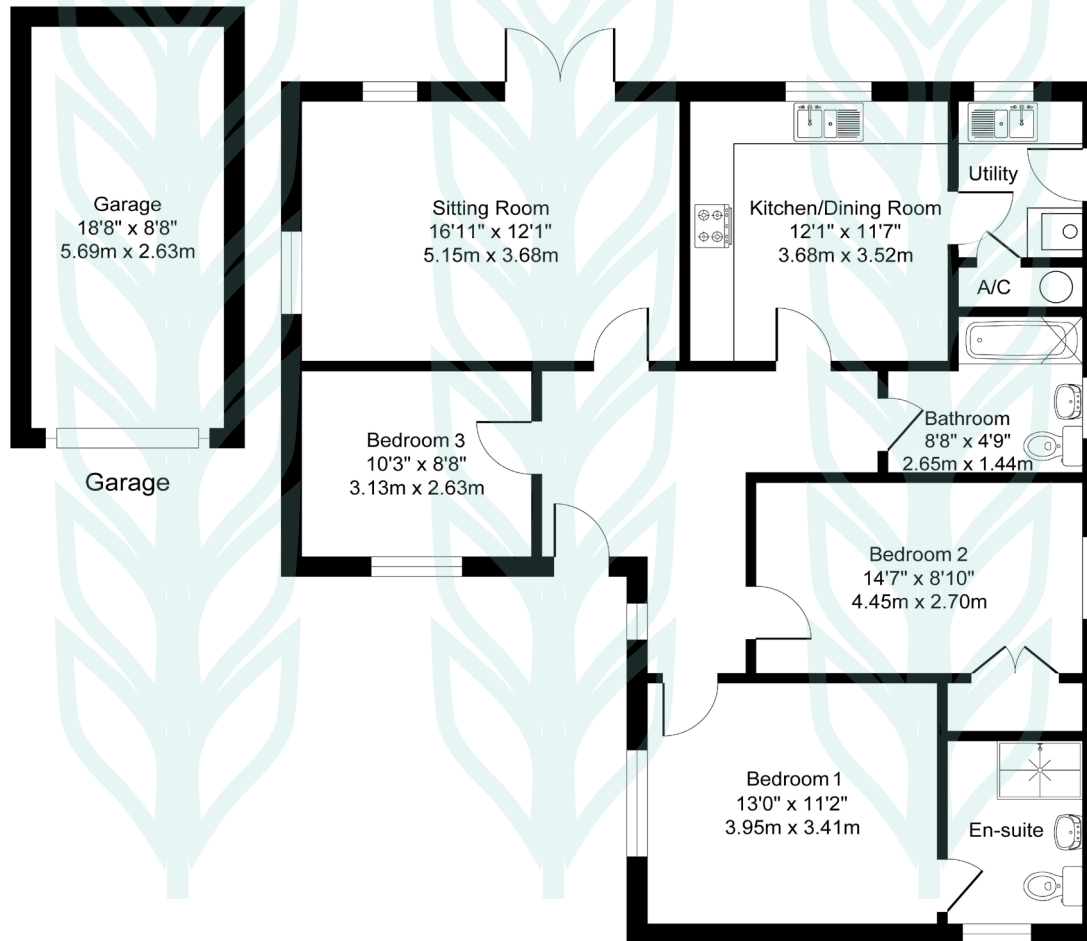


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Approximate Floor Area

Main House - 1071 sq. ft / 99.46 sq. m

Garage - 161 sq. ft / 14.96 sq. m



Ground Floor



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