

oakheart



£250,000

Offers Over  
St. Catherines Road, Long Melford



A traditional and charming cottage situated within immediate proximity of Long Melford High Street! This two/three bedroom home is deceptively spacious and particularly well positioned in a well known residential area that abuts Liston fields and open countryside.

This home occupies a generous position at the top of St Catherines Road where it joins New Road. This makes parking easier and offers a more private rear garden. The garden is a lengthy outside space with a side gate providing access from the front. It benefits a good sized patio that has a sizeable temporary canopy, which enables use of the area for most of the year. The patio furthers to a stretch of lawn that

leads up to a timber built workshop/shed.

Internally the living room is open with a dining area to create a social and well sized reception room that is bay fronted with dual aspect windows. It provides access via traditional latch lock doors to the stair case and kitchen, and also boasts a cosy open fireplace! The kitchen is well appointed with plentiful work surface and storage space. It briefly includes; tiled flooring and splash backs, wooden cabinets at eye and low levels, a five ring gas hob, mid level fitted oven, chrome heated towel rail, double glazed window and door to the side aspect and space for a large American fridge freezer.

Completing the ground floor at the rear aspect, is a cloakroom and newly converted shower room which also has a WC. The shower room enjoys a sizeable walk in shower, tiled walls and flooring, a low level WC, wash hand basin, mirror fronted vanity units and a chrome heated towel rail.

On the first floor the considerable master bedroom occupies the width of the house and has two windows that flood the room with natural light. It also boasts a rarely available ensuite with a WC and sink. Bedroom two provides access to a third room that offers versatile uses to suit individual needs.





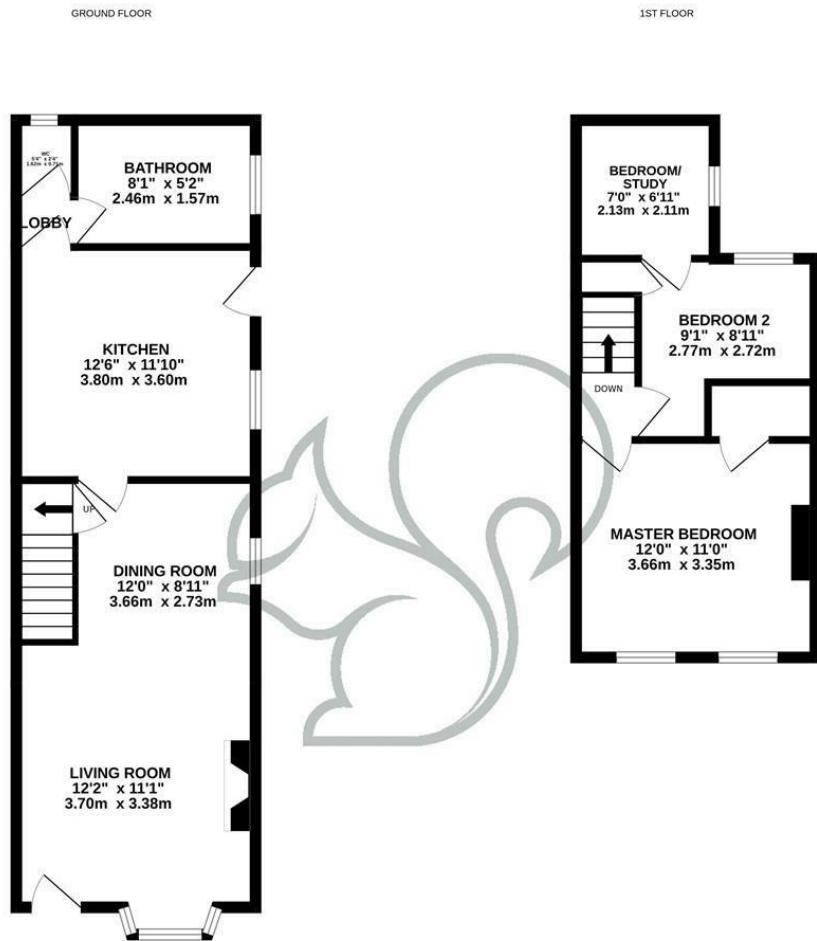










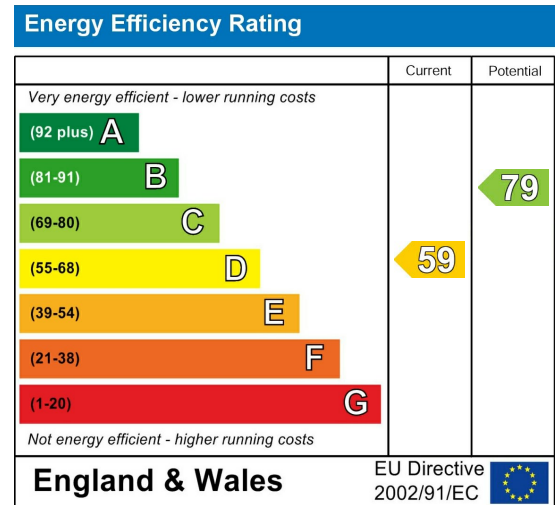


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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