

oakheart



£290,000

Offers In The Region Of  
Station Road, Long Melford

Discover this charming and well maintained, extended three-bedroom home, boasting a harmonious blend of period features and modern comforts. Situated within a desirable village, this property offers spacious living areas, a high-spec kitchen, and a beautifully landscaped garden, making it the perfect retreat for families and professionals alike.

Step into the inviting living room, featuring stained wooden floors that exude warmth and character. An art nouveau-style decorative fireplace serves as a striking focal point, complemented by a built-in shelf and cupboard unit for practical storage. The attractive arched

window allows natural light to flood the space, enhancing its cozy ambiance. Located between the living room and kitchen, the study is adorned with a durable seagrass carpet. The heart of the home is the kitchen diner, a ground-floor extension completed in 2016. This high-spec kitchen features a Neff induction hob and in-built oven, as well as inbuilt fridge freezer and dishwasher. The vaulted ceiling with five velux windows floods the space with natural light, while the tri-fold doors open out to the decking and back garden, seamlessly blending indoor and outdoor living. The master bedroom is a bright and airy retreat, featuring an attractive arch at the top of the window and stained wooden floors. Two additional bedrooms offer ample space

and versatility, perfect for family, guests, or additional workspaces. The bathroom is fully tiled from floor to ceiling. It boasts a rainfall shower with a pressure pump for a spa-like experience, a demisting light-up electric mirror, a stylish sink cupboard unit, and a ceiling fan.

The garden is laid with stepping stones meandering through a variety of attractive shrubs. A curved wooden decking feature and a slate patio area provide ideal spots for outdoor entertaining. The workshop, equipped with power, adds versatility, and a back gate offers convenient access and the scope for parking.





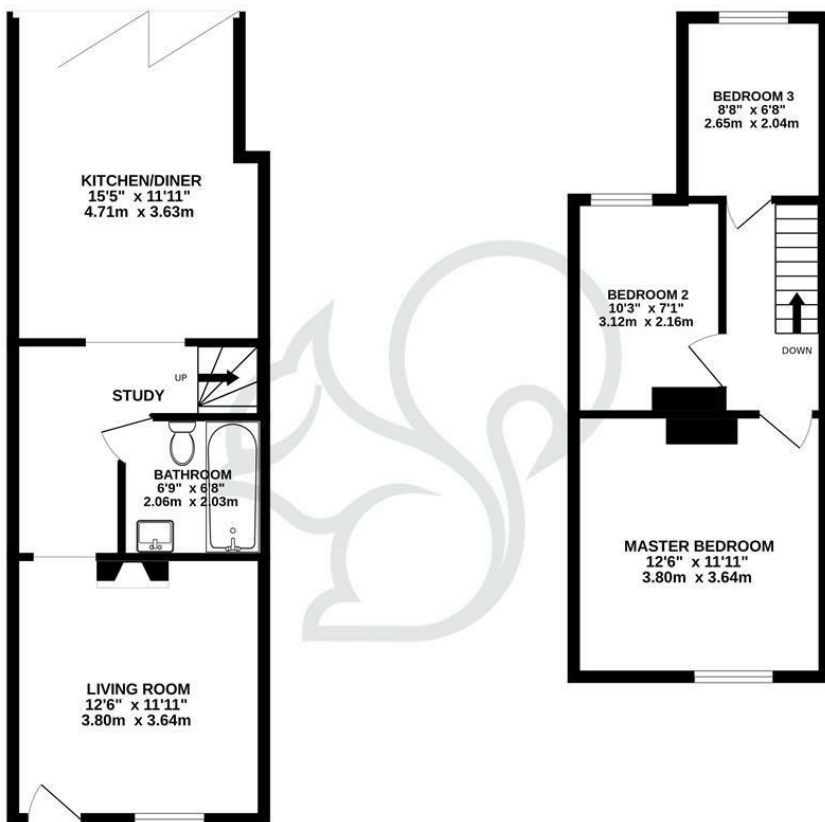




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BASEMENT  
443 sq.ft. (41.2 sq.m.) approx.

FIRST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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:  
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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