

oakheart



£475,000

Offers In The Region Of
St. Catherines Road, Long Melford

An immaculately presented four bedroom semi detached home occupying a favourable position in the heart of Long Melford. Enjoying spacious and flexible internal accommodation space with a well landscaped rear garden, off street parking and a garage, this home is not to be missed.

Entry to this home is gained to a welcoming internal entrance hall with stairs rising to the first floor. Step into the inviting bay-fronted lounge, where natural light floods the room, creating a warm and welcoming atmosphere. The adjacent dining area, perfect for family meals and entertaining, features double doors that open to the

bright and airy sun room, offering seamless indoor-outdoor living. The kitchen provides a traditional finish fit with a range of timber floor and wall mounted units topped with stone work surfaces, an integrated oven with four ring gas hob, integral extractor fan, white tiled splash backs, an integral fridge/freezer and inset ceramic sink and drainer unit with chrome mixer tap. Neighbouring the kitchen is a laundry room that allows access to the WC. The first floor boasts the principal bedroom, complete with an ensuite bathroom for added luxury and privacy. Two additional bedrooms (bedrooms three and four) are also located on this floor, each offering comfortable living spaces. The family bathroom comprises of a panel bath with shower

over the tub, a low level WC and wash hand basin.

The low maintenance rear garden is predominantly laid with shingle with a convenient paved seating terrace and a range of established shrubs. To the rear of the garden is a timber shed providing generous external dry storage space. The off street parking and garage are also located to the rear of the property adjoining Liston Lane.

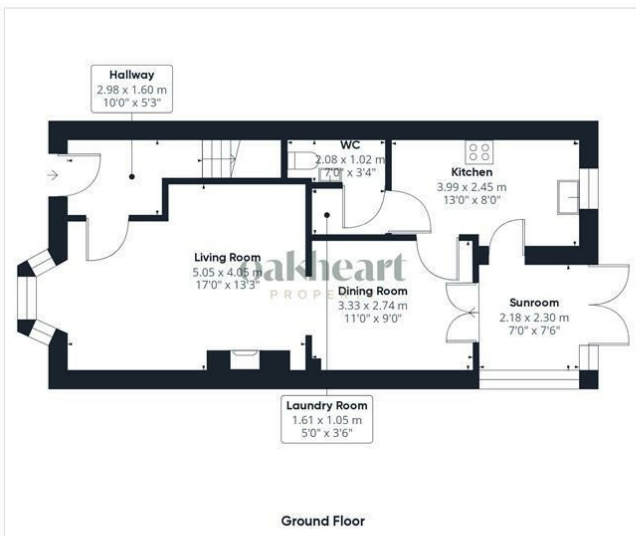
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



Floor 2

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Approximate total area^m

119.11 m²
1282.09 ft²

Reduced headroom

2.65 m²
28.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales	EU Directive 2002/91/EC	

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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