

Oakheart

£365,000

Offers In The Region Of  
Cordell Place, Long Melford



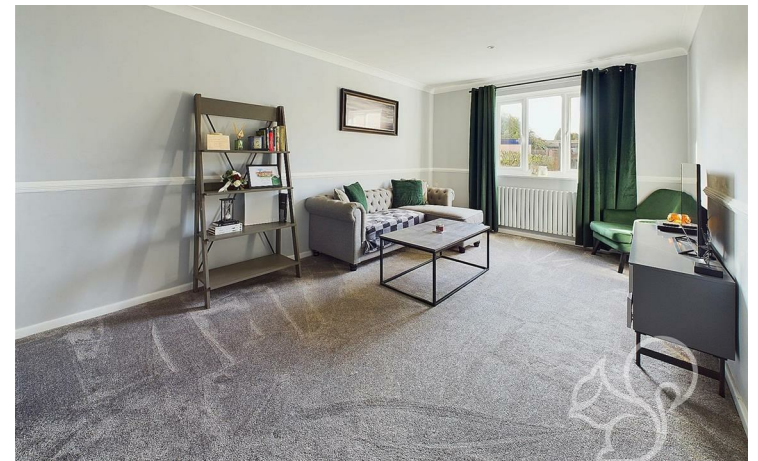
A well presented and nicely proportioned three bedroom semi-detached home occupying a favourable position within a popular residential street in the picturesque Suffolk village of Long Melford. This home offers spacious internal accommodation space, off street parking and a well proportioned garden.

Entry to this home is gained to an internal entrance hall featuring a storage cupboard and stairs rising to the first floor. The lounge provides generous proportions enjoying plentiful natural light flow from dual aspect windows. Adjacent to the lounge is the dining area with french-style doors opening to the rear garden. The kitchen

enjoys a contemporary finish fit with a range you sleek grey units topped with stylish white work surfaces, space for a Rangemaster style cooker with black splashbacks and extractor hood and an inset sink and drainer unit fit with a mixer tap. Concluding the ground floor is the cloakroom featuring a low level WC and wash hand basin. To the first floor are three bedroom. The principal and second bedrooms allow ample space to accommodate double beds and offer built in storage space. The principal suite further benefits from dual aspect windows. The family bathroom features a fully tiled finish fit with a panel bath with shower over the tub, a low level WC and wash hand basin.

The rear garden is mostly laid to lawn featuring a raised seating area that can be accessed via the dining room making for the perfect space for al fresco dining. To the rear of the garden is a further shingled area with a paved seating terrace and raised sleeper bed.

Call Oakheart today to arrange your viewing!







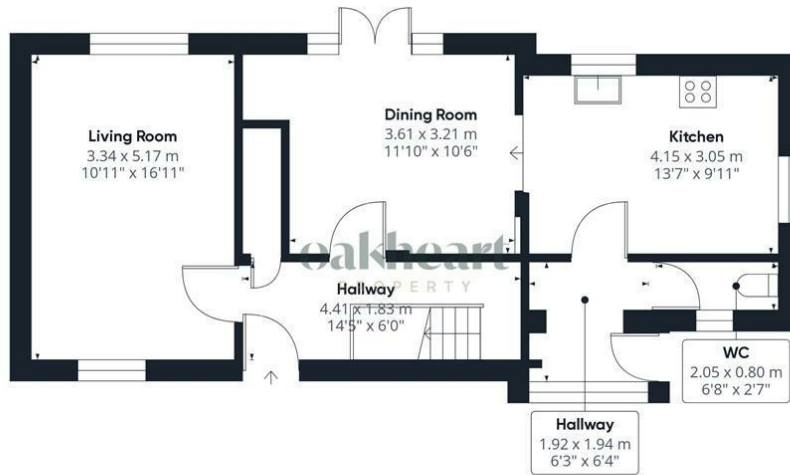












Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>

92.4 m<sup>2</sup>  
994.59 ft<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 are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:

**Energy Efficiency Rating**

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