

oakheart

£325,000

Offers In The Region Of
Cordell Place, Long Melford

Located on the sought-after Cordell Place in the heart of Long Melford, this charming three-bedroom home offers spacious accommodation and a generous garden, perfect for families or those seeking versatile living space in a well-connected village setting.

The property is set back from the road behind a front garden, mostly laid to lawn, creating a welcoming approach. Step inside to find a warm and characterful interior beginning with a practical vestibule that leads through to the cloakroom. To the rear of the property, a cosy reception room benefits from a bay window and an exposed red brick fireplace—an ideal space for a study, snug or dining area. The

main living room is flooded with natural light from dual aspect windows and enjoys the focal point of an open fireplace, perfect for relaxing evenings. The generously sized kitchen that spans the full depth of the property. Offering ample worktop and storage space, this kitchen also features French doors that lead directly out to the garden, creating an ideal setup for entertaining and indoor-outdoor living. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, offering comfortable accommodation for a growing family or guests.

Outside, the rear garden is a fantastic size and thoughtfully

arranged. A timber pergola, previously home to a hot tub, adds a charming feature and shade for summer evenings, while a large garden room at the end of the garden provides further flexibility—whether as a home office, gym, or studio.

Call Oakheart today to arrange your viewing!







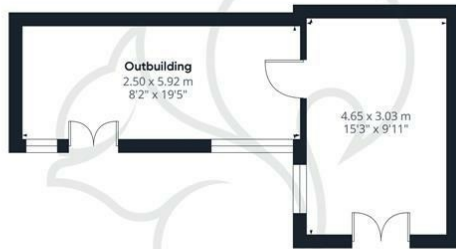




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area[®]
127.1 m²
1368.07 ft²

(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:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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