

oakheart



£365,000

Offers In The Region Of  
Olivers Close, Long Melford





A well-presented three double bedroom semi-detached home located in a sought-after residential street in the picturesque and well serviced Suffolk village of Long Melford.

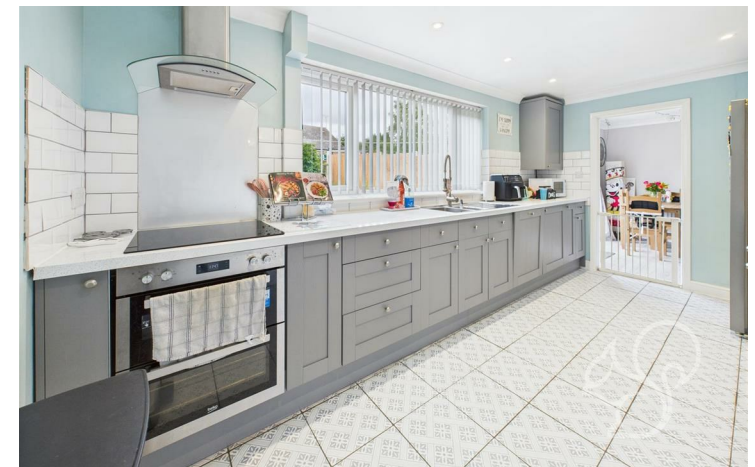
This spacious home benefits from a neatly maintained front lawn and off-street parking for two vehicles. Upon entry, you're welcomed into an entrance hall with stairs rising to the first floor. The kitchen offers a contemporary finish, featuring sleek grey cabinetry complemented by white stone-effect work surfaces,

an integrated oven, four-ring electric hob, tiled splashbacks, and an inset stainless steel sink and drainer with a detachable mixer tap. A door from the kitchen provides internal access to the garage, which leads to a versatile utility space—ideal for use as a study or home office. The living room spans the depth of the property and is a fantastic space for relaxing or entertaining, complete with a bespoke fitted media unit and sliding doors opening out to the rear garden. A convenient downstairs cloakroom completes the ground floor. Upstairs, the property

offers three generously sized double bedrooms, served by a well-appointed family bathroom comprising a panelled bathtub, low-level WC, and vanity unit.

The rear garden begins with a spacious paved seating area, perfect for summer BBQs and outdoor dining, and leads to a well-kept lawn. Mature hedging at the rear provides a sense of privacy and a pleasant, leafy backdrop.

Call Oakheart today to arrange your viewing!

















**oakheart**

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### 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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**