

oakheart



£550,000

Asking Price

Starling Close, Long Melford

This amazing detached family residence located on the amazing Skylark Development in Long Melford, completed by the renowned Bloor Homes is ready for occupation now! It is offered with £17,500 contributed to Stamp Duty and includes £11,000 of optional upgrades fitted and included as standard.

This last remaining plot on an impeccable development, in one of the most sought after Villages in the local area, is an amazing opportunity that simply can't be missed!

The property can be located at the rear of the development fronting fields, it not only enjoys the tranquility of the view but is within immediate access to local pathways and trails. It enjoys a private driveway for two cars as well as a sizeable detached single garage. There is a side gate from the drive that offers convenient access to the rear garden. The property boasts an imposing double fronted look with a pretty storm porch over the front door. Entrance is gained to a strikingly bright and beautifully finished hallway, with plushly carpeted stairs rising

immediately to the generous landing. At the front aspect is a versatile reception room that could be a perfect home office. Abutting this room is the lounge which opens via patio doors to the rear garden. It is a lovely space that comfortably hosts two sofas and further seating, with plush carpet flooring throughout.











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Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            | <b>84</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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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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