



Roman Way, Long Melford, Sudbury CO10 9LN

welcome to

Roman Way, Long Melford, Sudbury

Set within the highly regarded village of Long Melford is this extended and well-presented four bedroom home. The property offers spacious accommodation with a large lounge and stunning kitchen, and is further enhanced with a private garden, ample parking and garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and vanity wash hand basin. Radiator.

Lounge / Diner

23' 1" x 10' 11" narrowing to 9' 4" (7.04m x 3.33m narrowing to 2.84m)

Double glazed window to front aspect. Double glazed french doors to rear aspect. Two radiators.

Kitchen / Diner

18' 2" x 10' 4" narrowing to 9' 11" (5.54m x 3.15m narrowing to 3.02m)

Double glazed window to rear aspect and double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and half bowl. Cupboard housing central heating boiler. Integral oven with hob over. Understairs cupboard, .Space for appliances. Underfloor heating. Radiator.

Study

9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to front aspect. Radiator.

Galleried Landing

Stairs rising from entrance hall. Access to loft.

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to front aspect. Two double built in wardrobes. Radiator.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

11' x 6' 9" (3.35m x 2.06m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Four

10' 4" x 6' 8" (3.15m x 2.03m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator, heated towel rail.

Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Underfloor heating.

Rear Garden

The rear garden commences with a patio seating area and a decked terrace. The remainder is predominantly laid to lawn. Rear gate leads to garage and parking.



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Roman Way, Long Melford, Sudbury

- Extremely popular village location
- Extended semi detached home
- Four bedrooms and two bathrooms
- Garage and parking
- Spacious lounge/diner

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110050 - 0004

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