



Southgate Gardens, Long Melford, Sudbury CO10 9HB

welcome to

Southgate Gardens, Long Melford, Sudbury

NO ONWARD CHAIN Set within a quiet part of a highly regarded village is this detached three bedroom home, offering a spacious lounge and dining room, and is further enhanced with ample parking, a garage and a private garden.



Entrance Hall

Double glazed door to front aspect. Double glazed window to side aspect. Stairs rising to first floor.. Radiator.

Cloakroom

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

Lounge

16' x 13' 7" (4.88m x 4.14m)

Double glazed bay window to front aspect. Radiator.

Dining Room

10' x 9' 9" (3.05m x 2.97m)

Double glazed window and double glazed french doors leading to conservatory. Radiator.

Kitchen

10' 1" x 9' 6" (3.07m x 2.90m)

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral oven and hob with extractor over. Space for appliances. Radiator.

Conservatory

10' 2" x 6' 9" (3.10m x 2.06m)

Double glazed windows to three aspects. Double glazed door leading to garden.

Landing

Double glazed windows to side aspect. Airing cupboard.

Bedroom One

11' 7" x 10' 5" + door recess (3.53m x 3.17m + door recess)

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

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

Bedroom Two

10' 10" x 9' 1" + door recess (3.30m x 2.77m + door recess)

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

Bedroom Three

8' 5" x 6' 10" (2.57m x 2.08m)

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 mixer tap and shower over. Extractor fan, radiator.

Front Garden

A block paved driveway provides off road parking, and leads to the garage. The remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a block paved seating area and the remainder is predominantly laid to lawn with a side gate and a door leading to the garage.

Garage

17' 1" x 8' 2" (5.21m x 2.49m)

Up and over doors. Power and light connected.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Southgate Gardens, Long Melford, Sudbury

- Three bedrooms
- No onward chain
- Garage and parking
- Two reception rooms
- Private garden

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:
SUD110006 - 0002

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