

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.





## 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

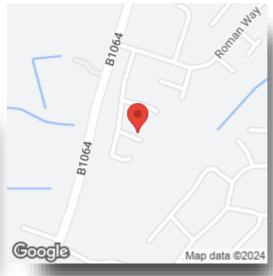
offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110006



Property Ref: SUD110006 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







william h brown

Sudbury@williamhbrown.co.uk

23-24 Market Hill, SUDBURY, Suffolk, CO10 2FN



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.