

Olivers Close, Long Melford, Sudbury CO10 9ES



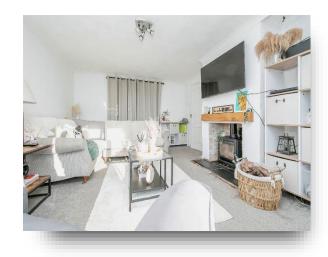
welcome to

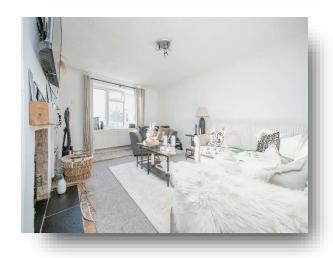
Olivers Close, Long Melford, Sudbury

Set in a quiet position within this highly regarded village giving easy access to the high street and village primary school is this spacious three bedroom home, offering a large lounge, kitchen and conservatory, and occupying a generous plot, with ample parking and large garden.













Entrance Hall

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

Cloakroom

Double glazed window to front aspect. Low level WC. Radiator.

Lounge

17' 2" x 12' 9" (5.23m x 3.89m)

Double glazed window to front aspect and double glazed french doors leading to conservatory. Fireplace housing inset wood burner. Radiator.

Kitchen

17' 1" max x 12' 5" max (5.21m max x 3.78m max) Double glazed window to rear aspect and double glazed door leading to garden. 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 fan. Space for appliances. Radiator.

Conservatory

10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed windows to three aspects and double glazed french doors leading to garden.

Landing

Double glazed window to rear aspect. Airing cupboard housing central heating boiler. Storage cupboard.

Bedroom One

12' 10" into recess \times 11' 3" (3.91m into recess \times 3.43m) Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Two

11' 5" into recess x 9' 3" (3.48m into recess x 2.82m) Double glazed window to front aspect. Radiator.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m) Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Heated towel rail.

Front Garden

A large gravelled driveway provides off road parking.

Rear Garden

The rear garden commences with a block paved patio area with the remainder being predominantly laid to lawn, with a further hardstanding area to the rear of the garden. Large shed to remain.

Agent's Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





welcome to

Olivers Close, Long Melford, Sudbury

- Three bedrooms
- Ample off road parking
- Highly regarded village location
- Large kitchen
- Ground floor cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000







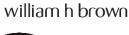


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110058



Property Ref: SUD110058 - 0003 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.





01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.