



**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 x 11' 3" ( 3.91m into recess x 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.



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## 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

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Property Ref:  
SUD110058 - 0003

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