



Roman Way, Long Melford, Sudbury CO10 9LH

welcome to

Roman Way, Long Melford, Sudbury

CHAIN FREE Set in a pleasant position overlooking an area of greensward within the highly regarded village of Long Melford is this three bedroom detached home, offering spacious accommodation including a large lounge & stunning kitchen/diner & is enhanced with a private garden, garage & parking.



Entrance Porch

Double glazed door to front aspect and double glazed window to side aspect. Opening onto:-

Entrance Hall

Stairs rising to first floor. Radiator.

Cloakroom

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

Lounge

16' 11" x 10' 9" (5.16m x 3.28m)

Double glazed window to front aspect. Two vertical radiators. Opening onto:-

Dining Room

15' 2" x 9' 9" (4.62m x 2.97m)

Double glazed patio doors leading to garden. Radiator. Double doors leading to:-

Kitchen

21' 4" x 15' 9" narrowing to 9' 5" (6.50m x 4.80m narrowing to 2.87m)

Double glazed french doors to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl set into wooden worktop. Space for appliances. Two radiators.

Landing

Stairs rising from entrance hall. Double glazed window to front aspect. Storage cupboard.

Bedroom One

13' x 10' 7" (3.96m x 3.23m)

Two double glazed windows to rear aspect. Double built in wardrobe. Radiator.

Bedroom Two

11' 5" x 9' + door recess (3.48m x 2.74m + door recess)

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

Bedroom Three

8' 4" x 7' 7" (2.54m x 2.31m)

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

Shower Room

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and large walk in shower cubicle. Fully tiled. Heated towel rail, extractor fan.

Front Garden

The front garden is predominantly laid to lawn and flower beds.

Rear Garden

The rear garden commences with a patio area, with the remainder predominantly laid to lawn with beds to borders. Courtesy door leading to garage. Rear gate and rear vehicular access gate. Side access.

Garage

17' 5" x 8' 4" (5.31m x 2.54m)

Up and over doors. Power and light connected. A partition wall has been erected to create a workshop. Parking in front of the garage.



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Roman Way, Long Melford, Sudbury

- No onward chain
- Three bedroom detached home
- Garage and parking
- Highly regarded village location
- Overlooking an area of Greensward

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD109690 - 0002

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