



**Braithwaite Road, Long Melford, Sudbury, CO10 9FS**



**welcome to**

**Braithwaite Road, Long Melford, Sudbury**

\*NO ONWARD CHAIN\* Set on this popular modern development within the highly regarded village of Long Melford is this deceptively spacious and well-presented two double bedroom home, benefiting from ample off-road parking and surprisingly large private landscaped garden.



**Entrance Hall**

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

**Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

**Kitchen**

10' 1" x 8' 2" ( 3.07m x 2.49m )

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral double oven with hob and hood over. Space for appliances.

**Lounge**

16' 8" x 15' ( 5.08m x 4.57m )

Double glazed window to rear aspect and double glazed door leading to garden. Understairs cupboard, two radiators.

**Landing**

Double glazed window to side aspect. Access to loft, radiator.

**Bedroom One**

14' 2" narrowing to 9' 1" x 11' ( 4.32m narrowing to 2.77m x 3.35m )

Double glazed window to rear aspect. Double built in wardrobe, radiator.

**Bedroom Two**

14' 1" x 9' 1" ( 4.29m x 2.77m )

Double glazed window to front aspect. Double built in wardrobe, radiator.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps and shower over. Extractor fan, shaver point, large storage cupboard, radiator.

**Front Garden**

The driveway provides ample off road parking.

**Rear Garden**

The landscaped rear garden commences with a patio area and the rest is predominantly laid to shingle with well stocked beds. Shed to remain. Side gate access.



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welcome to

## Braithwaite Road, Long Melford Sudbury

- No onward chain
- Two double bedrooms
- Modern semi detached home
- Highly regarded village location
- Still covered by its initial NHBC

Tenure: Freehold EPC Rating: Awaiting

# £350,000



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Property Ref:  
SUD110238 - 0002

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