



Bull Lane, Long Melford, Sudbury CO10 9DZ

welcome to

Bull Lane, Long Melford, Sudbury

Occupying a generous plot within the heart of Long Melford is this extended three bedroom semi-detached home with a double garage. The property sits on a large plot that has rear vehicular access, and could offer huge scope for potential development subject to relevant planning.



Entrance Porch

Double glazed door and window to front aspect.
Double glazed door into:-

Entrance Hall

Stairs rising to first floor. Large understairs storage area, doors leading to kitchen and:-

Lounge

13' 5" max x 11' 11" (4.09m max x 3.63m)
Radiator. Opening onto:-

Dining Room

12' 9" x 8' 6" (3.89m x 2.59m)
Double glazed french doors to rear aspect.

Kitchen / Breakfast Area

21' 7" x 10' 3" max (6.58m x 3.12m max)
Double glazed window to front aspect and two double glazed windows to side aspect. Fitted kitchen with a range of matching wall and base units over areas of wooden work surface, Sink and drainer unit with mixer tap and one and a half bowl. Integral dishwasher, space for range style cooker with extractor over, radiator. Opening onto:-

Rear Lobby

Double glazed door leading to garden. Door leading to:-

Bathroom

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

Landing

Double glazed window to front aspect. Storage cupboard.

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)
Double glazed window to rear aspect. Radiator.

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)
Double glazed window to front aspect. Radiator.

Bedroom Three

11' 11" x 7' 10" (3.63m x 2.39m)
Double glazed window to rear aspect. Storage cupboard. Radiator.

Cloakroom

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

Exterior

Occupying a large plot the gardens of the property are a real feature with a large area of lawn to the front and the side and rear garden area predominantly laid to lawn also, at the rear of the garden there are gates allowing vehicular access via Cordell Place.



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Bull Lane, Long Melford, Sudbury

- Large plot in the heart of Long Melford
- Extended semi detached home
- Some updating works needed
- Potential development opportunity (STP)
- Three bedrooms

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110555 - 0002

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