



**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

Council Tax Band: C

**£390,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110555 - 0005

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**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



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



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