



Wreford Court, Long Melford, Sudbury CO10 9FG

welcome to

Wreford Court, Long Melford, Sudbury

Set in a quiet position just off Hall Street in this highly regarded village is this two bedroom mews style home that benefits from spacious open plan living/kitchen and ground floor cloakroom. The property is enhanced with allocated parking and a courtyard gardens.



Entrance Hall

Double glazed door to front aspect with sidelight windows. Stairs rising to first floor, storage cupboard.

Cloakroom

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

Lounge / Diner

14' 10" x 14' 8" max (4.52m x 4.47m max)

Double glazed window to rear aspect and double glazed french doors leading to garden. Storage cupboard. Two radiators. Opening onto:-

Kitchen

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazed window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven with hob and hood over. Integral fridge/freezer, washing machine and dishwasher. Central heating boiler. Radiator.

Landing

Access to loft, storage cupboard, radiator.

Bedroom One

14' 11" x 8' (4.55m x 2.44m)

Dual aspect double glazed windows. Radiator.

Bedroom Two

10' 1" x 8' (3.07m x 2.44m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, shaver point, extractor fan.

Courtyard Garden

The garden is mainly laid to paving. Rear gate access. Outside tap.



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welcome to

Wreford Court, Long Melford, Sudbury

- Two bedrooms
- Courtyard front and rear garden
- Highly regarded location
- Allocated parking
- Spacious accommodation

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110577 - 0004

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