



**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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