



Blunden Close, Long Melford, Sudbury CO10 9LL

welcome to

Blunden Close, Long Melford, Sudbury

Set within a prominent position within a highly regarded modern development is this stunning four bedroom detached home with spacious and well presented accommodation throughout, including two reception rooms and stunning kitchen, and is further enhanced with a private garden, garage and parking.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

Double glazed window to side aspect. Radiator. Double doors leading to:-

Study

7' 2" x 6' 11" (2.18m x 2.11m)

Double glazed window to front aspect. Radiator.

Lounge

16' 9" x 11' 7" (5.11m x 3.53m)

Double glazed window to front aspect. Two radiators. Double doors leading to:-

Dining Room

12' 2" x 10' (3.71m x 3.05m)

Double glazed french doors leading to garden. Radiator. Door leading to:-

Kitchen / Breakfast Room

15' 5" x 11' 10" + recess (4.70m x 3.61m + recess)

Double glazed window to rear aspect and double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Inset sink with one and a half bowl set into worktop. Integral double oven with inset gas hob and hood over. Integral dishwasher and fridge/freezer. Understairs cupboard, radiator.

Utility Room

7' x 5' 8" (2.13m x 1.73m)

Double glazed door and window to side aspect. Fitted with wall and base units. Sink set into worktop. Central heating boiler, integral washing machine.

Landing

Access to loft. Airing cupboard.

Bedroom One

14' 3" + door recess x 11' 10" max (4.34m + door recess x 3.61m max)

Double glazed window to front aspect. Two double built in wardrobes, radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point, heated towel rail, extractor fan.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Three

11' 10" x 9' 11" (3.61m x 3.02m)

Double glazed window to rear aspect. Fitted wardrobe, radiator.

Bedroom Four

13' 9" max x 9' 9" (4.19m max x 2.97m)

Currently used as a dressing room. Two double glazed windows to front aspect. Range of fitted bedroom furniture. Built in wardrobe, radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, heated towel rail.

Front Garden

A block paved driveway providing off road parking leads to the detached garage

Rear Garden

The corner plot rear garden commences with a patio area and a large decked seating terrace. the remainder is predominantly laid to lawn with beds to borders. Gate to front aspect.

Detached Garage

23' 10" x 10' 3" (7.26m x 3.12m)

Up and over doors. Pitched roof. Power and light connected.

Agent Note

Planning permission granted for a single storey extension DC/24/00018



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welcome to

Blunden Close, Long Melford, Sudbury

- Stunning detached home
- Highly regarded village
- Still covered by its NHBC
- Four bedrooms
- Spacious lounge & dining room

Tenure: Freehold EPC Rating: B
Council Tax Band: F

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109939 - 0004

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