



**New Road, Long Melford, Sudbury CO10 9JY**



**welcome to**

**New Road, Long Melford, Sudbury**

Set within the highly regarded village of Long Melford is this detached three bedroom bungalow offering spacious and flexible accommodation throughout. The property occupies a generous plot with ample gated parking together with a large garden, and is enhanced with a garage.



### Entrance Porch

Covered porch. Door leading to:-

### Entrance Hall

Two radiators. Large airing cupboard.

### Lounge

20' 2" x 16' 1" max ( 6.15m x 4.90m max )

Patio door. Gas fire. Radiator. Door leading to:-

### Kitchen / Diner

18' 2" x 12' 10" max ( 5.54m x 3.91m max )

Single glazed window and door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Two radiators. Door leading to:-

### Utility Room

12' 2" x 6' 1" ( 3.71m x 1.85m )

Single glazed window to side aspect. Fitted with wall and base units over areas of work surface. Sink and drainer unit. Door leading to garage.

### Bedroom One

13' 8" x 10' ( 4.17m x 3.05m )

Single glazed window to rear aspect. Built in wardrobes, radiator. Door leading to:-

### Ensuite

Single glazed window to side aspect. Suite comprising low level WC and wash hand basin . Extractor fan.

### Bedroom Two

10' 2" + door recess x 8' 3" + wardrobes ( 3.10m + door recess x 2.51m + wardrobes )

Single glazed leaded window to front aspect. Fitted wardrobes, radiator.

### Bedroom Three

12' 7" x 11' 9" max ( 3.84m x 3.58m max )

Single glazed leaded window to front aspect. Radiator.

### Bathroom

Single glazed leaded window to side aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

### Front Garden

The property is accessed via a large gated block paved driveway. Two flower beds.

### Rear Garden

The rear garden commences with a patio seating area. There are areas of lawn with mature beds, trees and shrubs. Large pond.

### Garage

17' 1" x 12' 2" ( 5.21m x 3.71m )

Single glazed window to side aspect. Roller door. Power and light connected. Central heating boiler.

### Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



***view this property online*** [williamhbrown.co.uk/Property/SUD110547](http://williamhbrown.co.uk/Property/SUD110547)



**welcome to**

## **New Road, Long Melford, Sudbury**

- Detached bungalow
- Highly regarded village
- Three bedrooms
- Ample off road parking and garage
- Large private garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110547](http://williamhbrown.co.uk/Property/SUD110547)



Property Ref:  
SUD110547 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01787 379372**



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



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**