



**Old Court, Long Melford, Sudbury CO10 9HA**



**welcome to**

**Old Court, Long Melford, Sudbury**

**\*NO ONWARD CHAIN\*** Set within a highly regarded close within the well serviced village of Long Melford is this four bedroom detached home offering spacious accommodation including a large lounge/diner and kitchen,. The property is enhanced with a large driveway, double garage and private garden.



### Entrance Porch

Door to front aspect. Double door leading to:-

### Entrance Hall

Stairs rising to first floor. Radiator. Door leading to garage.

### Cloakroom

Suite comprising low level WC and wash hand basin. Radiator.

### Kitchen / Diner

19' 3" x 10' 11" ( 5.87m x 3.33m )

Double glazed windows to front and side aspect. Double glazed door to side 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. Space for appliances. Radiator.

### Lounge

17' 11" x 11' 5" ( 5.46m x 3.48m )

Window to rear aspect. French doors leading to garden room. Radiator. Opening onto:-

### Dining Room

11' 11" x 10' 8" ( 3.63m x 3.25m )

Window to rear aspect. Radiator.

### Garden Room

30' x 8' 9" ( 9.14m x 2.67m )

Double glazed windows to two aspects. Three double glazed patio doors. Two radiators.

### Landing

Double glazed window to side aspect. Access to loft. Double built in wardrobe.

### Bedroom One

11' 8" x 10' 9" + wardrobes ( 3.56m x 3.28m + wardrobes )

Double glazed window to front aspect. Range of fitted wardrobes, radiator.

### Ensuite

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

### Bedroom Two

11' 10" x 9' 9" ( 3.61m x 2.97m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three

9' 8" + wardrobes x 8' 8" ( 2.95m + wardrobes x 2.64m )

Double glazed window to front aspect. Fitted wardrobes, radiator.

### Bedroom Four

12' 10" x 8' 6" ( 3.91m x 2.59m )

Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin, shower cubicle and bath with mixer tap and shower over. Radiator.

### Front Garden

A large block paved driveway leads to the garage. The remainder is predominantly laid to lawn with mature shrubs to borders.

### Rear Garden

the rear garden commences with a decked seating area and the remainder is predominantly laid to lawn with mature shrubs to borders.

### Garage

16' 10" x 14' 8" max ( 5.13m x 4.47m max )

Up and over doors. Door from garden. Storage area with central heating boiler.



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## **Old Court, Long Melford, Sudbury**

- No onward chain
- Some updating needed
- Ample off road parking
- Double garage
- Large private garden

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

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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