



Dyehouse Meadow, Long Melford, Sudbury CO10 9RF

welcome to

Dyehouse Meadow, Long Melford, Sudbury

NO ONWARD CHAIN An executive four double bedroom detached home set in a quiet position & giving easy access to the highly regarded centre of Long Melford. the property forms part of an exclusive development with views over the Cutlers Meadow & is enhanced with a double garage & ample parking.



Entrance Hall

Double glazed door and double glazed window to front aspect. Understairs cupboard. Stairs rising to first floor.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and vanity wash hand basin. Heated towel rail.

Lounge

16' 3" x 14' 9" (4.95m x 4.50m)

Double glazed window to side aspect with view over the meadows. Double glazed french doors leading to garden. Large feature fireplace. Two radiators.

Dining Room

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to front aspect. Radiator.

Kitchen

17' 10" x 10' (5.44m x 3.05m)

Double glazed windows to rear and side aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap and one and a half bowl. Integral oven with hob and extractor over. Central heating boiler, radiator. Door leading to:-

Utility Room

8' 6" x 7' (2.59m x 2.13m)

Double glazed window to rear aspect. Double glazed door leading to garden. Plumbing for washing machine, radiator.

Galleried Landing

Double glazed window to front aspect. Large airing cupboard. Access to loft.

Bedroom One

16' 4" x 10' 11" (4.98m x 3.33m)

Double glazed window to front and side aspects with views over the meadows. Two radiators.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan. Radiator with heated towel rail.

Bedroom Two

16' 4" x 9' 9" (4.98m x 2.97m)

Double glazed window to side aspect. Radiator.

Bedroom Three

16' 8" x 10' 8" + window recess (5.08m x 3.25m + window recess)

Bedroom Four

13' x 7' 11" (3.96m x 2.41m)

Currently used as a dressing room. Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising high flush WC, wash hand basin and freestanding bath with mixer tap and shower over. Radiator with heated towel rail. Extractor fan.

Parking

A large block paved driveway leads to the double garage.

Rear Garden

The rear garden commences with a large patio seating terrace with shrubs to borders. A shingled area leads to the remainder of the garden with a further seating area under the willow and a large lawn with mature shrubs to borders across to the driveway.

Double Garage

16' 10" x 15' 9" (5.13m x 4.80m)

Electric roller door. Power and light connected.



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welcome to

Dyehouse Meadow, Long Melford, Sudbury

- Exclusive small development
- Highly regarded village location
- Four double bedrooms
- Two spacious reception rooms
- Double garage and off road parking

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110844 - 0005

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