



Skylark Way, Long Melford, Sudbury CO10 9FY

welcome to

Skylark Way, Long Melford, Sudbury

Set on a popular modern development within the highly regarded village of Long Melford is this three bedroom semi detached home with spacious lounge and stunning kitchen. The property is further enhanced with ground floor cloakroom and carport parking.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Door leading to:-

Lounge

16' x 12' 4" (4.88m x 3.76m)

Double glazed window to front aspect. Large storage cupboard. Radiator. Door leading to:-

Kitchen / Diner

12' 2" x 12' (3.71m x 3.66m)

Double glazed french doors with side panels leading to garden. 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. Integral oven with inset gas hob and hood over. Integral fridge/freezer and dishwasher. Radiator. Opening onto:-

Utility Room

6' 5" x 3' 5" (1.96m x 1.04m)

Fitted with wall and base units matching with kitchen. Central heating boiler. Plumbing for washing machine. Door leading to:-

Cloakroom

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

Landing

Access to loft.

Bedroom One

11' 6" x 11' max (3.51m x 3.35m max)

Double glazed window to rear aspect. Double built in wardrobe. Radiator.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

Double glazed window to front aspect. Radiator.

Bedroom Three

7' 2" + recess x 6' 9" (2.18m + recess x 2.06m)

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Shaver point, extractor fan, heated towel rail.

Front Garden

A driveway leads to the car port for off road parking. The remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a patio seating terrace and the remainder is predominantly laid to lawn. Side gate access. Shed to remain.



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Skylark Way, Long Melford, Sudbury

- Still covered by NHBC
- Modern semi detached home
- Three bedrooms
- En-suite to master, family bathroom and ground floor cloakroom
- Off road carport parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110932 - 0003

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