



**Thelward, Little St. Marys,
Long Melford, Suffolk**

**DAVID
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Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

A charming two-bedroom semi-detached cottage situated within short walking distance of the amenities of this highly regarded and well-served Suffolk village. The property contains accommodation arranged over two levels which includes a spacious sitting room with a distinct study area, dining room, kitchen, utility and ground floor cloakroom. Upstairs, two bedrooms are served by a bathroom and there is the further benefit of a private enclosed rear garden.

A charming two-bedroom period cottage within walking distance of the village amenities.

Front door leading to:-

SITTING ROOM: 18'0" x 17'8" (max L-shape) (5.48m x 5.39m) A spacious reception room with exposed timbers and a brick arched fireplace with inset wood burning stove situated on a brick hearth. Separate useful **study area** and open studwork leading to:-

DINING ROOM: 10'8" x 9'11" (3.26m x 3.03m) With plenty of space for a dining table and chairs and an opening with staircase rising to first floor and thumb latch door leading to:-

KITCHEN: 8'6" x 6'6" (2.60m x 1.98m) With a range of base level units with solid wood worksurfaces incorporating a stainless-steel sink with a mixer tap above and also incorporating a two-ring Lamona hob. Integrated Lamona oven and dishwasher and a thumb latch door leading to:-

Rear Hall: With a door leading onto the garden and further thumb latch door leading to:-

CLOAKROOM: Containing a WC and a wash hand basin.

UTILITY: 7'9" x 7'2" (2.35m x 2.18m) With space and plumbing for a washing machine, space for a free-standing refrigerator/freezer and further storage cupboards.

First Floor

LANDING: With thumb latch door leading to:-

BEDROOM 1: 12'0" x 10'10" (max) (3.65m x 3.31m) A comfortable double bedroom with exposed timbers, wood panelling and floor-to-ceiling mirror fronted wardrobes. Pretty Victorian style cast iron fireplace.

BEDROOM 2: 11'2" x 6'11" (3.40m x 2.12m) With an outlook to the rear and with exposed timbers.

BATHROOM: 8'11" x 7'0" (2.71m x 2.13m) Containing a rolltop bath with shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

Outside

Parking is available along Little St. Marys itself and there is the further benefit of a private enclosed rear garden which has been designed with low maintenance in mind and contains a stone paved terrace with a storage shed.

AGENT'S NOTES

A right-of-way exists for the benefit of Thelward across a neighbouring property.

THELWARD, LITTLE ST. MARYS, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HX

The property has a flying freehold.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 80 mbps download, up to 20 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

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WHAT3WORDS: ///tilts.nearly.moped

VIEWING: Strictly by prior appointment only through DAVID BURR.

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