



DAVID  
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31 Old Court,  
Long Melford, Suffolk



# 31 OLD COURT, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9HA

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 four-bedroom link-detached house situated on a highly desirable cul-de-sac within short walking distance of the amenities of this picturesque Suffolk village. The property is in need of some modernisation and includes a sitting room, dining room, kitchen and ground floor cloakroom. On the first floor are four double bedrooms and a bathroom. Private parking is complemented by a garage and there is also a private enclosed rear garden. **NO ONWARD CHAIN.**

## A four-bedroom house on a popular cul-de-sac within short walking distance of village amenities.

Front door leading to:-

**ENTRANCE VESTIBULE:** With space for coats and shoes and a further door leading to:-

**ENTRANCE HALL:** With staircase rising to first floor and doors leading to:-

**SITTING ROOM: 20'1" x 11'3"** (6.11m x 3.43m) A well-proportioned dual aspect room with sliding doors opening onto the rear garden and a tall window allowing for plenty of natural light to the front. Ample room for seating arranged around a central gas fireplace with a stone surround.

**DINING ROOM: 9'11" x 8'8"** (3.02m x 2.65m) With space for a table and chairs and a window to front.

**KITCHEN: 10'6" x 9'10"** (3.20m x 2.99m) Containing a matching range of base and wall level units with worksurfaces incorporating a stainless-steel one-and-a-half sink with mixer tap above and drainer to side. Space for a free-standing cooker with extractor fan above and tiled splashbacks, space for free-standing refrigerator/freezer and space and plumbing for a dishwasher. Stable door opening onto the garden. Useful understairs pantry cupboard off.

**CLOAKROOM:** Containing a WC and wash hand basin with storage cupboards below.

### First Floor

**LANDING:** With access to loft storage space, linen cupboard off and doors leading to:-

**BEDROOM 1: 11'5" x 10'3"** (3.47m x 3.12m) A well-proportioned double room with a view across the garden and onto woodland beyond.

**BEDROOM 2: 10'3" x 9'11"** (3.13m x 3.03m) A further double bedroom overlooking the rear and with fitted storage cupboards off.

**BEDROOM 3: 10'0" x 9'0"** (3.04m x 2.75m) A double bedroom overlooking the front.

**BEDROOM 4: 9'1" x 8'2"** (2.77m x 2.48m) A flexible room which could be utilised as a study or additional bedroom and with a useful storage cupboard with fitted shelving and an inset hanging rail off.

**BATHROOM:** Containing a panelled bath with electric shower over, WC, vanity suite and a chrome heated towel rail.

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## Outside

In front of the property is a tarmac driveway which provides an area of **OFF-ROAD PARKING** and leads onto a:-

**GARAGE: 17'5" x 8'11"** (5.30m x 2.71m) With up-and-over door, power and light connected and personal door to rear.

In front of the house is an area of lawn with well-stocked beds and a particularly pretty wisteria plant. To the rear is a further private enclosed garden containing an area of lawn and well-stocked beds with mature hedging and trees and with a gate leading onto a footpath to the rear. Also containing a **TIMBER STORAGE SHED** and a paved terrace adjacent to the property itself.

**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 D – 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:** E

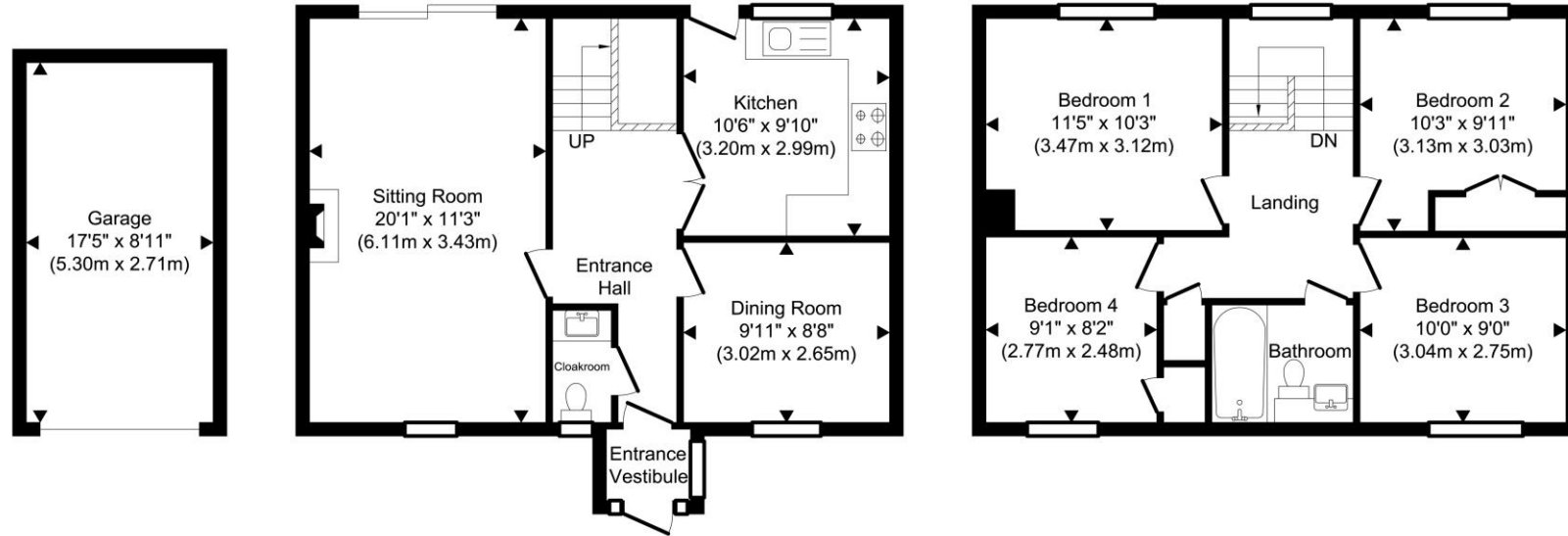
**TENURE:** Freehold

**WHAT3WORDS:** ///player.crockery.cabs

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Outbuilding  
Approximate Floor Area  
154.56 sq. ft.  
(14.36 sq. m)

Ground Floor  
Approximate Floor Area  
554.34 sq. ft.  
(51.50 sq. m)

First Floor  
Approximate Floor Area  
539.16 sq. ft.  
(50.09 sq. m)

TOTAL APPROX. FLOOR AREA 1248.07 SQ.FT. (115.95 SQ.M.)

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